

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Delightfully positioned, three bedroomed semi detached
- Well-proportioned bedrooms
- Well-appointed family shower room
- Appealing family lounge with bay window
- Considerable rear dining room through kitchen
- Drive and garden to fore
- Low-maintenance rear garden
- Single garage to off-road track
- Excellent position close to amenities
- Vast commuter links nearby



***TYBURN ROAD, ERDINGTON, B24 9RX - OFFERS OVER £230,000***

Positioned in a highly convenient location, this delightful three-bedroomed, semi-detached, freehold property presents a fantastic opportunity for families or professionals seeking a spacious and comfortable home. Offering excellent internal décor, the property showcases a welcoming atmosphere with tasteful design and a versatile layout, while also providing the potential for further modernisation and personalisation to truly make it your own. The home is perfectly positioned for those requiring easy access to commuter links, with a range of bus services and major routes right on the doorstep, ensuring a seamless journey to nearby towns and Birmingham city centre. Daily essentials are never far away, with an array of local shops, supermarkets, schools, and leisure facilities just a short walk from the property. With its blend of character, modern touches, and scope for future enhancements, this property is a superb choice for anyone seeking a family-friendly home in a well-connected and amenity-rich area. Boasting the provision of gas central heating and PVC double glazing (both where specified), both parking to the front of the home and to the rear allows for complete access, with internal rooms currently briefly comprising: porch, deep entrance hall, family lounge with bay window to fore, spacious and considerable rear dining room through breakfast kitchen, a renewed stairway with glass balustrade leads to the first floor, two double bedrooms and a single bedroom are offered, a refitted shower room services all rooms. Externally, a paved drive suitable for one car leads to the home behind mature shrubs and bushes, to the rear, further paving advances from the home and to lawn, a single door opens into a single garage, offering off road access. To fully appreciate the accommodation on offer, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a paved drive with mature shrubs and bushes to side, access is given into the accommodation via a PVC double glazed and leaded door into:

#### **PORCH:**

An obscure glazed door with windows to side opens into:

#### **ENTRANCE HALL:**

PVC double glazed obscure leaded window to side, radiator, doors open to lounge and to kitchen, stairs off to first floor.

#### **FAMILY LOUNGE: 14'06 (into bay) x 11'07 max / 9'09 min:**

PVC double glazed leaded bay window to fore, ornamental fireplace, space for complete lounge suite, radiator, door back to entrance hall.

#### **FITTED BREAKFAST KITCHEN THROUGH DINING SPACE: 16'05 x 14'02 (into bay) / 11'07 min:**

PVC double glazed leaded bay window to rear, obscure door and window to side, matching wall and base units with recesses for free-standing cooker, washing machine and integrated fridge / freezer, roll edged work surfaces with stainless steel sink drainer unit, radiator, tiled splashbacks, extractor canopy over, space for dining table and storage, door back to entrance hall.

#### **STAIRS & LANDING:**

PVC double glazed leaded obscure window to side, doors open to three bedrooms, shower room and WC, an upgraded glass balustrade is provided.

#### **BEDROOM ONE: 14'02 (into bay) x 11'09 max / 9'04 min:**

PVC double glazed leaded bay window to rear, fitted sliding wardrobes, radiator, space for double bed, door back to landing.

#### **BEDROOM TWO: 14'06 (into bay) x 12'01 max / 9'04:**

PVC double glazed leaded bay window to fore, radiator, space for double bed and complimenting suite, door back to landing.

#### **BEDROOM THREE: 9'00 x 6'03:**

PVC double glazed leaded bow window to fore, radiator, door back to landing.

#### **SHOWER ROOM:**

PVC double glazed obscure window to rear, suite comprising corner shower cubicle and vanity wash hand basin, tiled splashbacks and flooring, ladder style radiator, door back to landing.

#### **WC:**

PVC double glazed obscure leaded window to side, suite comprising low level WC, tiled splashbacks and flooring, door back to landing.

#### **REAR GARDEN:**

A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's perimeter with access being given into a rear single garage.

#### **GARAGE: 16'00 x 8'01 (please check suitability for your own vehicle use):**

Up and over garage door to rear, a side door opens back to garden, access is provided to a rear off-road track.



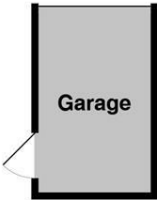
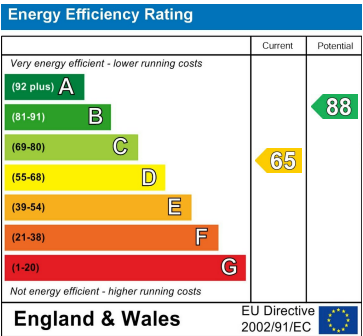




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888



Tyburn Road, B24 9RX



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.