

ACRES

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- Extended & converted, four bedroomed family home
- Master boasting walk-in & en-suite
- Attractive family bathroom
- Spacious, traditional-style family lounge
- Extended rear dining room
- Fitted kitchen with utility off
- Downstairs guest cloakroom/WC
- Low-maintenance rear garden with off-road track
- Multivehicular block drive to fore with electric vehicle charging
- Fantastic location with abundance of amenities



HOLLY LANE, ERDINGTON, B24 9LA - OFFERS OVER £320,000

Situated on a deceptively spacious plot in an enviable position in Erdington, this beautifully extended & converted, four-bedroomed & freehold home offers a perfect blend of modern style & thoughtful design. Boasting clever renovations throughout, the home is presented with impeccable interior and exterior décor, ensuring it will appeal to a wide variety of buyers & is ready for immediate move-in upon completion. The property benefits from its exceptional location, within walking distance of local shopping amenities & directly adjacent to a daily convenience store for effortless access to essentials. Commuters will appreciate the readily-available bus links to surrounding towns & Birmingham city centre, while Chester Road & Erdington train stations provide convenient cross-country rail services for seamless connectivity. Families will love the proximity to well-regarded schools & a selection of public parks, adding to the home's impressive local offering. Benefitting from the provision of gas central heating & PVC double glazing throughout, internal rooms currently briefly comprise: deep entrance hall, spacious family lounge with bay window to fore & ornamental fire recess, an extended dining room through rear kitchen is superbly presented with its unique gothic style arch window to the rear, a utility room & guest cloakroom/WC complete the ground floor accommodation. To the 1st floor, 3 bedrooms are found with 2 being generous doubles, the 3rd with potential for an office/study space, a sizeable family bathroom serves all bedrooms. A 2nd set of stairs leads to the master bedroom, having Juliet doors overlooking the rear garden & an internal door opening into a walk-in wardrobe-style cupboard. An ensuite shower room finishes the internal offerings. Externally, a block paved multivehicular drive leads to the home & an electric vehicle charging point, to the rear, lawn & paving offers entertainment space & a timber gate opens to rear track. EPC Rating TBC

Set back from the road behind a multi vehicular block paved drive with electric charging point to side, access is given into the accommodation via a PVC double glazed obscured leaded door with windows to side and over into:

DEEP ENTRANCE HALL:

Tiled flooring with coats storage to side, gives access to family lounge, extended rear dining room to kitchen and a bi-folding door to guest cloakroom / WC, stairs off to first floor, further door to under stairs storage.

FAMILY LOUNGE: 14'05 (into bay) x 12'05 max / 10'01 min:

PVC double glazed bay window to fore, radiator, space for complete lounge suite, chimney recess for decorative timber logs, door back to entrance hall.

REAR DINING ROOM: 19'07 x 11'03:

PVC double glazed doors to rear, space for dining table and chairs as well as complimenting suite, radiator, tiled flooring, door back to entrance hall and access is provided into:

EXTENDED FITTED KITCHEN: 11'09 x 9'04:

PVC double glazed arched window to rear, matching wall and base units with a variety of integrated appliances including oven with grill over, recess for washing machine, roll edged work surface with one and a half sink drainer unit, electric hob with extractor canopy over, tiled splashbacks and flooring, a PVC double glazed obscure door opens to side, access is given back to dining room, access is also provided into:

UTILITY: 6'09 x 5'09:

Matching wall and base units with work surface over, recesses for free-standing fridge / freezer and dryer, tiled flooring, access back to kitchen.

GUEST CLOAKROOM / WC:

Suite comprising low level WC and corner wash hand basin, tiled splashbacks and flooring, bi-folding door opens back to entrance hall.

STAIRS & LANDING:

PVC double glazed window to side, doors open to three bedrooms and a family bathroom, stairs to loft.

BEDROOM TWO: 14'08 (into bay) x 12'05 max / 11'03 min:

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

BEDROOM THREE: 12'03 x 11'04:

PVC double glazed windows to rear, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM FOUR / OFFICE: 6'09 x 6'06:

PVC double glazed window to fore, radiator, space for single bed or office, door back to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath with shower over and splash screen door to side, low level WC and vanity wash hand basin, tiled splashbacks and flooring, ladder style radiator, door back to landing.

STAIRS & LANDING TO SECOND FLOOR:

PVC double glazed window to side, door opens into:

MASTER BEDROOM: 17'07 x 11'03 max:

PVC double glazed balcony door opens to rear, double glazed skylight to fore, space for double bed and complimenting suite, radiator, door to storage and to:

ENSUITE SHOWER ROOM:

PVC double glazed obscure window to rear, suite comprising walk-in shower cubicle with glazed splash screen door to fore, low level WC and vanity wash hand basin, tiled splashbacks, ladder style radiator, door back to bedroom.

REAR GARDEN:

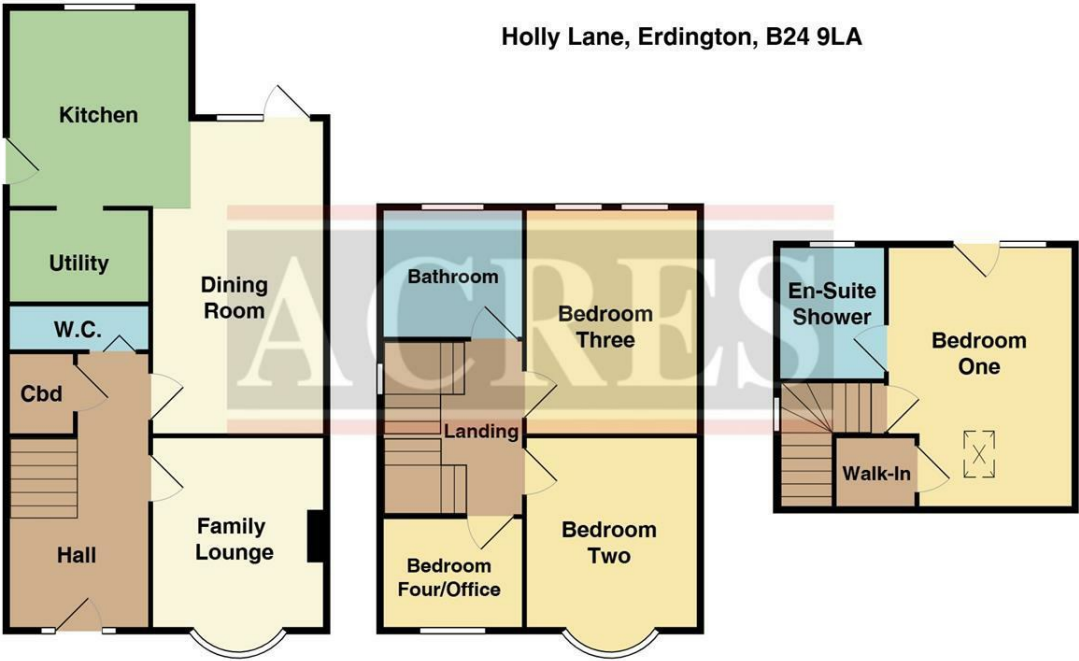
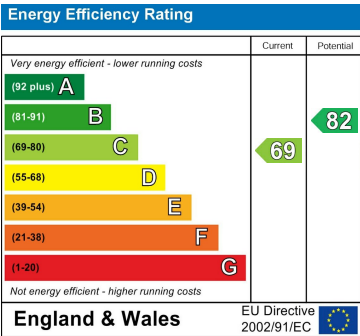
Paving leads from the accommodation and advances to lawn, timber fencing lines and privatises the property's perimeter with access being given to a rear track, access is gained back into the home via doors to dining room and to side into kitchen.



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 : C

VIEWING: Highly recommended via Acres on 0121 313 2888



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.

