

# ACRES

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- Delightfully presented, three bedroomed semi detached
- Sizeable dining room/family room
- Bespoke fitted kitchen to rear
- Attractive family lounge
- Excellent fitted bathroom
- Well-tended rear garden
- Tarmac drive to fore
- Superb position close to amenities
- Well-regarded schooling nearby
- Turnkey style



***HOLLY LANE, ERDINGTON, B24 9NR - OFFERS IN THE REGION OF £230,000***



This stylishly decorated and thoughtfully presented, three-bedroomed, semi-detached, freehold family home in Erdington offers a fantastic opportunity for modern living in a highly convenient location. Set in an excellent position, the property is within walking distance of a wide range of amenities ensuring a comfortable and connected lifestyle. Adjacent to the home, readily-available bus services provide easy access to surrounding towns and city centre locations, perfect for those commuting. Daily essentials are just a short three-minute walk away, with Kingsbury Road and Tyburn Road offering a variety of shops, cafes and services. Additionally, well-regarded educational opportunities are located nearby. For leisure, residents can enjoy the proximity of expansive green public spaces ideal for outdoor activities and entertainment. While the property is in a turnkey condition making it ready for immediate move-in, it also presents an exciting opportunity for further modernisation to suit a purchaser's own tastes. This charming home truly offers the best of both worlds – contemporary comfort with potential for personalisation in an excellent position. Boasting the provision of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: deep entrance hall, attractive family lounge with traditional, ornamental fire, a spacious rear dining / family room offers an area for varying uses, a bespoke kitchen and upgraded downstairs bathroom complete the ground floor accommodation. To the first floor are three, impressively-proportioned bedrooms. Externally a tarmac drive leads to the home with lawn to side, to the rear, paved patio areas advance to lawn, timber fencing lines and privatises the border. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a tarmac drive with lawn to side, access is given into the accommodation via a PVC double glazed obscure door with windows to side and over into:

**DEEP ENTRANCE HALL:**

Doors open to kitchen and lounge, radiator, tiled flooring, stairs off to first floor.

**FAMILY LOUNGE: 12'07 x 10'01:**

PVC double glazed window to fore, traditional fire set on a tiled hearth having period surround over, radiator, space for complete lounge suite, door back to hall.

**FITTED KITCHEN THROUGH DINING AREA:**

**DINING ROOM: 14'02 x 11'07:**

PVC double glazed window to rear, space for dining table and lounge suite, fitted storage, radiator, door back to entrance hall and access is provided into:

**FITTED KITCHEN: 8'07 x 7'05:**

PVC double glazed window and door open to rear garden, a variety of base units providing recesses for free-standing fridge / freezer, cooker and washing machine, shelving is provided to walls, double Belfast-style sink, tiled splashbacks, access is provided back to dining room, door opens into:

**RENEWED FAMILY BATHROOM:**

PVC double glazed obscure windows to rear and to side, suite comprising free-standing bath, wash hand basin and low level WC, radiator, tiled splashbacks, access to storage, door back to kitchen.

**STAIRS & LANDING:**

PVC double glazed window to side, stair runner advances to the landing space, doors open to three bedrooms.

**BEDROOM ONE: 16'01 (into recess) x 13'01 max / 10'02 min:**

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

**BEDROOM TWO: 11'07 x 6'08:**

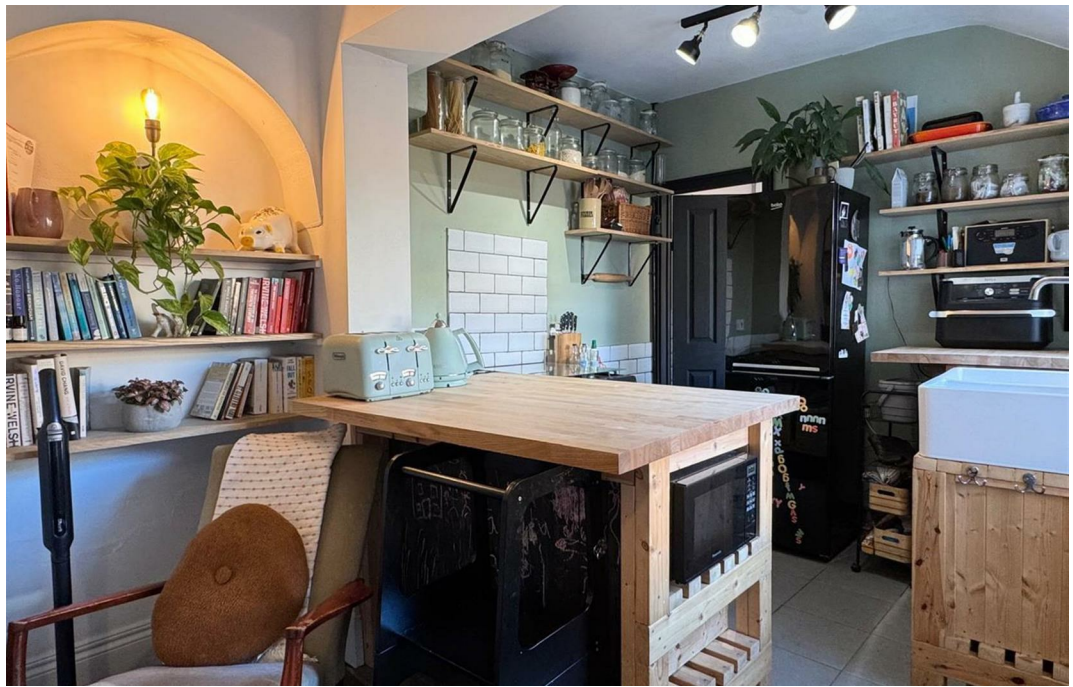
PVC double glazed window to rear, radiator, space for double bed and complimenting bedroom suite, door back to landing.

**BEDROOM THREE: 8'04 x 8'00:**

PVC double glazed window to rear, radiator, door back to landing.

**REAR GARDEN:**

A paved patio advances from the accommodation and leads to side, timber fencing provides security to a lawned rear, access is provided back into the accommodation via a PVC double glazed door into kitchen.

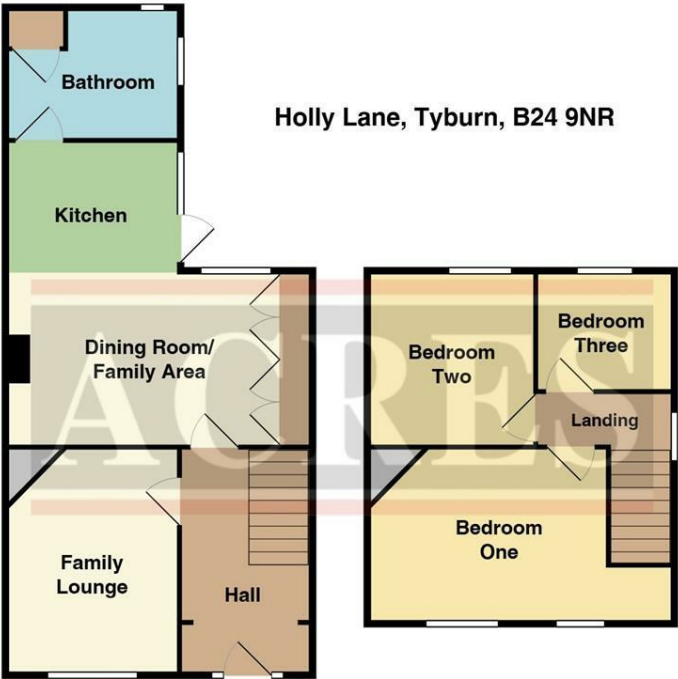
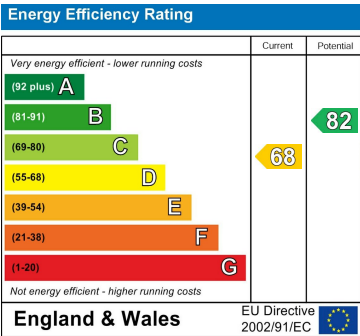




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** B

**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.