

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Beautifully presented, two bedroomed semi detached
- Master boasting built-in wardrobes & en-suite shower room
- Second with en-suite bathroom
- Spacious lounge with dining area
- Fitted kitchen
- Guest cloakroom/WC and storage
- Multivehicular block paved drive to fore
- Patio & artificial turf to rear
- Excellent position close to amenities
- LEASEHOLD HAS BEEN PURCHASED



***BLOSSOM ROAD, ERDINGTON, B24 0UD - PRICE GUIDE £230,000***

Situated on a sought-after central estate in Erdington, this charming, two-bedroomed semi-detached and freehold family home offers a fantastic opportunity for a range of buyers including: families, first-time buyers and investors. Boasting a prime location, the property provides ease of access to surrounding town and city centre locations including Walmley, Wylde Green and The Fort, making commuting and daily travel effortless. Vast road links encapsulate the property's position, daily essential amenities and facilities are within a short walk to the Tyburn Road. The home is also within walking distance of well-regarded schools, further enhancing its appeal for families. Inside, the property features delightful interior décor with the potential for personalisation and modernisation, allowing the next owner to create a space tailored to their taste. With its excellent location, inviting living spaces and exciting potential, this home is ready for its next prospective purchaser. Briefly comprising: entrance hall, large family lounge with under-stairs study space and area for dining, a fitted kitchen, storage and guest cloakroom/WC complete the ground floor. To the first floor are two beautifully-proportioned bedrooms, boasting vast storage space, an en-suite shower room is provided from the master and an en-suite bathroom to the second. Externally, a block paved multivehicular drive leads to the home, a paved patio advances from the rear and from French doors into artificial turf, timber fencing lines the home's border. To fully appreciate the delightfully attractive residence on offer, we highly recommend internal inspection. EPC Rating D.

Set back from the drive behind a multi vehicular block paved drive, access is gained into the accommodation via a PVC double glazed obscure door into:

#### ENTRANCE HALL:

Access is provided to kitchen, doors to guest cloakroom / WC, storage and family lounge through dining area.

#### FITTED KITCHEN: 9'11 x 6'01:

Double glazed window to fore, matching wall and base units with integrated fridge / freezer, washing machine and cooker, edged work surfaces with four ring gas hob and extractor canopy over, sink drainer unit, tiled flooring and splashbacks, access back to entrance hall.

#### GUEST CLOAKROOM / WC:

Double glazed obscure window to fore, suite comprising low level WC and corner wash hand basin, tiled splashbacks and flooring, door back to entrance hall.

#### FAMILY LOUNGE: 17'03 x 12'06:

PVC double glazed French doors open to rear garden, stairs are provided to the first floor having under stairs space for study, space for complete lounge suite, electric coal-effect fire set upon a matching hearth and surround, radiator, door back to entrance hall.

#### STAIRS & LANDING:

Doors radiate to two double bedrooms.

#### BEDROOM ONE: 12'04 x 10'05 max / 9'05 min:

Double glazed window to rear, built-in wardrobes having over-stairs storage, space for double bed and complimenting suite, radiator, door back to landing and to:

#### ENSUITE SHOWER ROOM:

Double glazed obscure window to side, suite comprising step-in shower cubicle, low level WC and vanity wash hand basin, radiator, tiled splashbacks.

#### BEDROOM TWO: 12'06 x 8'03:

Double glazed window to fore, space for double bed and complimenting suite, radiator, door back to landing and to:

#### ENSUITE BATHROOM:

Double glazed obscure window to side, suite comprising bath, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to bedroom.

#### REAR GARDEN:

A paved patio advances from the accommodation and leads to artificial lawn, timber fencing lines the perimeters with a raised garden bed to rear, access is gained back into the accommodation via PVC double glazed French doors into lounge.



**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)

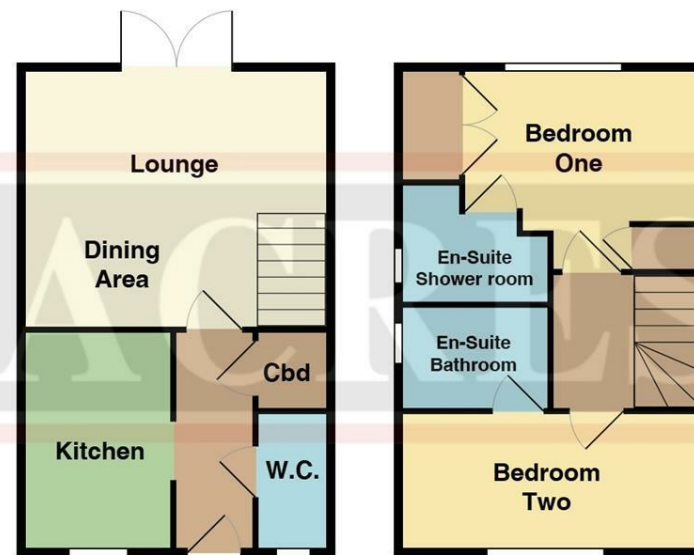
**COUNCIL TAX :** B

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Blossom Road, B24 0UD



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.