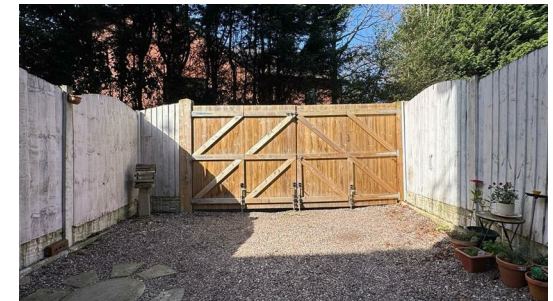


ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- Three bedrooomed, freehold family townhouse
- Well-appointed family bathroom
- Spacious lounge to first floor
- Appealing breakfast area/entrance hall
- Impressive fitted kitchen with integral appliances
- Gravel rear drive with bifolding gates
- Single integral garage
- Excellent position close to amenities
- Vast road & commuter links
- Generously proportioned throughout



AINSDALE GARDENS, ERDINGTON, B24 0EP - OFFERS AROUND £240,000

This well-proportioned, three-bedroomed, town house-style freehold family home in Erdington offers convenience, character & functionality. Set back serenely from Grange Road, the property enjoys outstanding access to a network of road links connecting to surrounding town & city centres, making it ideal for commuters & families alike. Just a short stroll from the front door lies Pype Hayes Park, offering relaxation & recreation. Public transport links are exceptional, with readily-available bus services on Chester Road & a train station offering direct routes & parking facilities, ensuring connectivity for everyday travel. The surrounding area is rich in amenities, with nearby shopping centres & high streets providing everything from daily essentials to boutique offerings. Wylde Green boasts an array of cafés, restaurants, grocery stores & more, further enhancing the home's family-friendly appeal. Internally, the home is well-maintained & benefits from the provision of gas central heating & PVC double glazing (both where specified). A rear shared drive leads to the home's private parking space, securely tucked behind bespoke, bifolding timber gates, while a separate front entrance is approached through attractively tended gardens, offering a welcoming first impression. Accommodation is set across 3 levels & briefly comprises: entrance hall with a breakfast area that opens into a practical galley kitchen on the ground floor. The 1st floor hosts a spacious & bright family lounge, a well-proportioned 3rd bedroom & a family bathroom. The 2nd floor reveals 2 generously-sized bedrooms, each with alternating fitted wardrobes & additional built-in storage, ideal for growing families or guests. Completing the home is a single integral garage, providing further practicality & secure storage options. To fully appreciate this fantastic town-house, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a paved path, well-tended lawns with mature trees are provided and access is gained into the accommodation via a PVC double glazed obscure door with window to side into:

ENTRANCE HALL / BREAKFAST AREA: 15'02 x 8'08:

PVC double glazed window to fore, space for dining table with chairs, under stairs storage, radiator, stairs off to first floor, access is provided to:

MAIN KITCHEN: 15'08 x 6'11:

PVC double glazed obscure door to rear having clear glazed windows to side, matching wall and base units with integrated fridge / freezer, dishwasher and microwave with oven, recess for washing machine, edged work surfaces with four ring gas hob having extractor canopy over, butlers sink, tiled splashbacks, under-unit lights, access is provided back to breakfast area / entrance hall.

STAIRS & LANDING TO FIRST FLOOR:

Doors open to a bedroom, family lounge, bathroom and storage.

FAMILY LOUNGE: 15'10 x 11'10:

PVC double glazed windows to fore, radiator, space for complete lounge suite, door back to landing and stairs radiate to the second floor.

BEDROOM THREE: 11'01 x 8'05:

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

FAMILY BATHROOM:

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

STAIRS & LANDING TO SECOND FLOOR:

Doors open to two bedrooms and a curtain opens to large storage area.

BEDROOM ONE: 15'01 x 12'00 max:

PVC double glazed window to fore, fitted sliding mirrored wardrobes, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM TWO: 15'03 x 9'00:

PVC double glazed window to rear, space for double bed and complimenting suite, built-in storage, radiator, door back to landing.

REAR GARDEN:

A gravel garden area is provided with opportunity for parking, bi-folding timber gates open to a rear road, 50/50 split timber doors open to:

GARAGE: 15'08 x 7'06: (please check suitability for your own vehicle use)



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)

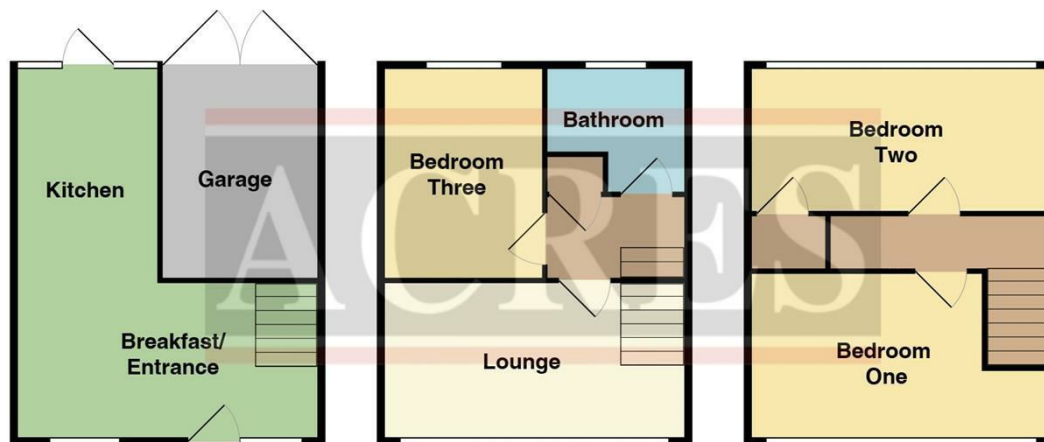
COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ainsdale Gardens, B24 0EP



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.