

ACRES

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

- Three bedroomed, extended semi detached home
- Loft space for recreation
- Superb fully comprehensive bathroom
- Spacious lounge with bay window to fore
- Substantial fitted breakfast kitchen
- Dining space & family area
- Utility & shower room to ground floor
- Lawned fore garden
- Private and mature rear garden
- Double garage with off-street parking



BROMFORD LANE, ERDINGTON, B24 8JT - OFFERS OVER £325,000

This extended & well-maintained three-bedroomed, semi-detached freehold family home in Erdington offers a generous & versatile living space, ideal for a variety of prospective purchasers including families, 1st-time buyers & those looking to upsize. Superbly positioned adjacent to readily-available bus services, the home ensures excellent commuter convenience to surrounding locations such as Sutton Coldfield & Birmingham, making it a prime choice for all age groups. The area is well-served by well-regarded schooling, catering to all ages & offers a variety of shopping amenities—ranging from daily essentials to more refined retail needs. Expansive road links radiate across the city, while the nearby cross-city rail line at Gravelly Hill provides additional commuting options by train. Internally, the property benefits from gas central heating & PVC double glazing (both where specified) & briefly comprises: a welcoming entrance hall with useful storage cupboards, a delightful family lounge with bay window to the fore, & a beautifully extended fitted breakfast kitchen featuring integral appliances, a central island, & ample space for dining & entertaining. From the kitchen, a separate utility room & guest shower room add further practicality to the ground floor layout. Upstairs, 3 delightfully-proportioned bedrooms provide comfortable accommodation, with the master bedroom once again showcasing a charming bay window. A superb, fully comprehensive family bathroom serves all rooms to an excellent standard. Additional versatility is provided via a loft ladder on the landing leading to a boarded loft space—ideal for use as a study area, hobby room or recreational retreat. Externally a lawned fore garden, while the rear garden offers a mix of paved patio & lawn, separated by a charming picket fence. A substantial rear garage benefits from an electric up-and-over door and offers potential for off-street parking. Early internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a concrete path, lawn is provided to side and access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL:

PVC double glazed obscure window to side, doors open to storage, family lounge and an extended fitted breakfast kitchen.

FAMILY LOUNGE: 15'11 (into bay) x 14'02 max / 11'10 min:

PVC double glazed bay window to fore having fitted shutter-style blinds over, space for complete lounge suite, gas coal-effect fire set upon a matching hearth having surround and mantel over, radiator, door back to entrance hall.

EXTENDED FITTED BREAKFAST KITCHEN: 25'00 x 18'00 max / 15'00 min:

PVC double glazed bi-folding doors open to rear garden, matching wall and base units with integrated dishwasher, double ovens and microwave with warming drawer below, granite work surfaces with matching splashbacks, integral five ring gas hob having extractor canopy over, one and a half sink drainer unit, radiators, space for bar stools to kitchen island, further spaces for dining table with chairs and a complete family lounge suite, tiled flooring, speakers built within ceiling, single doors open back to entrance hall and into utility and shower room.

UTILITY: 10'02 x 4'06:

Matching wall and base units with recesses for dryer and washing machine, roll edged work surface with one and a half stainless steel sink drainer unit, radiator, door back to fitted breakfast kitchen.

SHOWER ROOM:

Suite comprising walk-in shower with splash screen door to side, vanity wash hand basin and low level WC, tiled splashbacks and flooring, radiator, door back to kitchen.

STAIRS & LANDING TO FIRST FLOOR:

PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom, a loft ladder provides access to a converted loft space.

BEDROOM ONE: 12'05 (into bay) x 12'00 max / 9'11 min:

PVC double glazed bay window to fore having fitted shutter-style blinds over, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM TWO: 12'06 x 11'11:

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

BEDROOM THREE: 7'08 x 6'04:

PVC double glazed window to fore having fitted shutter-style blinds over, space for bed, radiator, door back to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath, corner shower cubicle having splash screen sliding doors to fore, low level WC and pedestal wash hand basin, tiled splashbacks, ladder style radiator, door back to landing.

LOFT SPACE: 14'01 x 11'01:

Skylights open to rear, built-in eaves storage suitable for study or recreation, a loft ladder leads back to first floor.

REAR GARDEN:

A paved patio advances from the accommodation and leads to lawn, a rear paved patio gives access via PVC double glazed French doors into:

SUBSTANTIAL GARAGE: 27'02 x 17'10: (please check suitability for your own vehicle use):

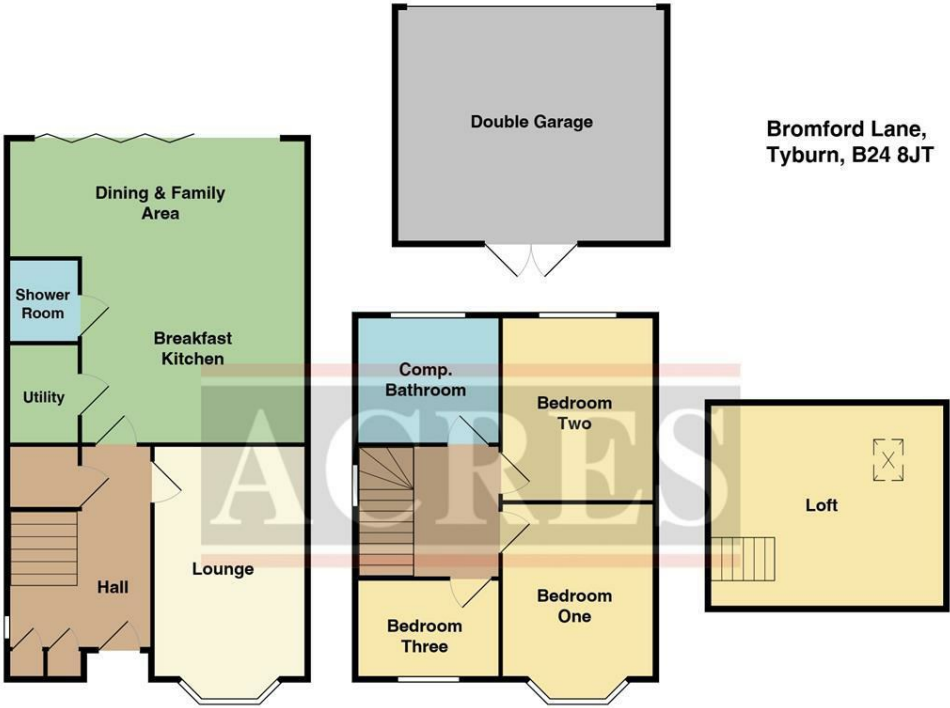
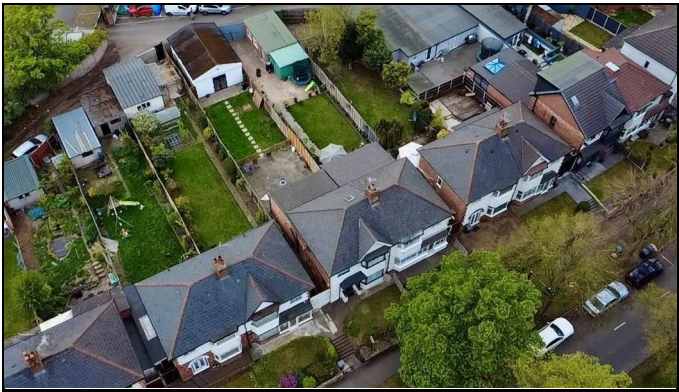
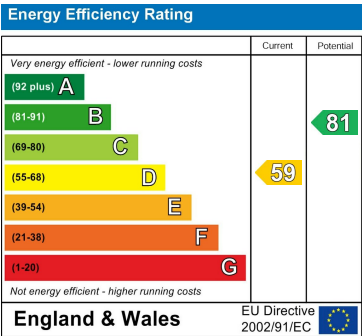
Electric up and over garage door opens to rear.



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.