



- Extended, three bedroomeed townhouse
- Master boasting en-suite shower room
- Jack & Jill style bathroom
- Well-appointed family bathroom
- Spacious lounge opening to balcony
- Delightful fitted breakfast kitchen
- Extended family area with patio doors
- Dining area/play room & guest cloakroom/WC
- Block paved drive to fore
- Superb rear garden



**LATHE WAY, ERDINGTON, B24 0SD - OFFERS OVER £380,000**

Nestled in a quiet and charming canal-side position in Erdington, this deceptively spacious and thoughtfully extended, three-bedroomed, freehold townhouse presents a rare opportunity for buyers seeking comfort, convenience and character in equal measure. Tucked away from the hustle and bustle, yet within walking distance to local shopping amenities, this well-presented home is perfectly placed for access to wider transport links with regular bus services available via nearby Echelhurst Road, offering seamless travel to surrounding towns and Birmingham city centre. Ideal for families, the area is served by a selection of well-regarded schools catering to all age groups, further enhancing the property's appeal to a wide variety of purchasers. Internally, the home benefits from gas central heating and PVC double glazing (both where specified), and is laid out across three levels to maximise space and functionality. The ground floor features a welcoming deep entrance hallway, a versatile dining/play room, a fitted breakfast kitchen, a generous extended family room, and a guest cloakroom with WC. Moving to the first floor, a spacious lounge opens out to a balcony overlooking the tranquil canal setting, while a Jack & Jill family bathroom conveniently connects to a well-sized second bedroom. The top floor offers three bedrooms, with the master bedroom boasting a modern en-suite shower room, and a second family bathroom serving the additional rooms. Externally, a block-paved driveway provides off-road parking to the front, while the rear garden offers a peaceful retreat, with a patio area leading onto a lawn, perfect for family relaxation or entertaining. To truly appreciate the size, layout, and updates of this delightful home, plus its enviable location, we highly recommend an internal viewing. EPC Rating B.

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

**DEEP ENTRANCE HALL:**

PVC double glazed window to side, doors open to dining room / play room, fitted breakfast kitchen, guest cloakroom / WC and storage room, radiator, stairs off to first floor.

**FITTED BREAKFAST KITCHEN: 15'01 x 9'02:**

PVC double glazed window to rear, matching wall and base units with recesses for washing machine, integrated dishwasher, fridge / freezer and oven, roll edged work surface with one and a half sink drainer unit, six ring gas hob with extractor canopy over, matching upstands, radiator, door back to entrance hall and access is provided to:

**EXTENDED FAMILY ROOM: 8'09 x 7'10:**

PVC double glazed patio doors open to rear garden, obscure windows to side, access is provided back to fitted breakfast kitchen.

**DINING ROOM / PLAY ROOM: 11'02 x 10'11:**

PVC double glazed window to fore, space for complete dining table and chairs, radiator, door back to entrance hall.

**GUEST CLOAKROOM / WC:**

Suite comprising low level WC and corner wash hand basin, ladder style radiator, tiled splashbacks, door back to entrance hall.

**STAIRS & LANDING TO FIRST FLOOR:**

Doors radiate to bedroom two, a Jack & Jill style family bathroom and lounge, radiator, stairs off to second floor.

**FAMILY LOUNGE: 15'04 x 11'01:**

PVC double glazed windows to fore having door to side opening to balcony, recess is provided for a bio-ethanol stove fireplace, space for complete lounge suite, door back to landing.

**BEDROOM TWO: 15'01 x 9'02:**

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

**JACK & JILL STYLE BATHROOM:**

PVC double glazed obscure window to side, suite comprising bath with bi-folding splash screen door to side, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to landing and to bedroom.

**STAIRS & LANDING TO SECOND FLOOR:**

Doors to airing cupboard, three bedrooms and a further bathroom, radiator, access is also provided to loft space.

**BEDROOM ONE: 11'10 x 9'02:**

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

**ENSUITE SHOWER ROOM:**

PVC double glazed obscure window to side, suite comprising shower cubicle with glazed splash screen doors to fore, low level WC and pedestal wash hand basin, tiled splashbacks, radiator, door back to bedroom.

**BEDROOM THREE: 11'04 x 7'05:**

PVC double glazed windows to fore, radiator, door back to landing.

**BEDROOM FOUR: 11'05 x 7'04:**

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

**BATHROOM:**

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

**REAR GARDEN:**

A paved patio advances from the accommodation and leads to rear turf, timber fencing lines the property's border with access being given back into the home via PVC double glazed sliding patio doors into rear family room.

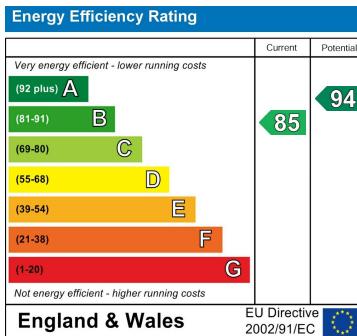


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**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** E    **COUNCIL:** Birmingham City Council

**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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to Movebutler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.