

ACRES

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- Extended, three bedroomed 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 Eachelhurst 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.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.