

# ACRES

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



- Three bedroomed, freehold detached home
- Improved family shower room
- Spacious lounge
- Entrance hall with guest WC off
- Fitted breakfast kitchen
- Appealing rear conservatory
- Low-maintenance rear garden
- Multivehicular block paved drive
- Single garage with electronic door
- Potential for extension (stpp)



**BLOSSOM ROAD, ERDINGTON, B24 0UD - OFFERS AROUND £300,000**

Occupying a generous and enviable plot within a sought-after area of Erdington, this three-bedroomed, detached & freehold family home presents an excellent opportunity for those seeking a residence with both immediate comfort and future potential. With scope for personalisation and extension (subject to the relevant planning permissions), the property is ideally positioned within walking distance to well-regarded local schools catering to all age groups, making it a perfect choice for families. In addition, the home benefits from excellent transport links and a wealth of nearby shopping amenities, ensuring convenience for daily living and commuting alike. Internally, the property is well-presented and thoughtfully laid out to suit modern family life. The accommodation briefly comprises a welcoming entrance hall with guest cloakroom/WC to the side, a spacious family lounge, and a well-equipped breakfast kitchen complete with a pantry beneath the stairs. A charming rear conservatory extends the living space and offers views over the rear garden. Upstairs, three well-proportioned bedrooms provide ample sleeping accommodation, complemented by a recently renewed family shower room. Externally, the property features a block-paved driveway to one side, providing multivehicular off-road parking and access to a single garage fitted with an electrically operated up-and-over door. Additional parking is available to the opposite side of the property. The rear garden is low maintenance, offering a paved area with a raised garden bed bordered by a combination of brick walling and metal fencing, creating a secure and private outdoor space. With its attractive plot, desirable location, and scope for enhancement, this home represents a rare opportunity in the area. Internal viewing is highly recommended to fully appreciate the accommodation and potential this property has to offer. EPC Rating TBC.

Set back from the road behind a multi vehicular block paved drive, steps lead to the home with a metal fence and access is gained into the accommodation via a PVC double glazed obscure door into:

**ENTRANCE HALL:**

Doors open to guest cloakroom / WC and family lounge.

**GUEST CLOAKROOM / WC:**

PVC double glazed obscure window to fore, suite comprising low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to hall.

**FAMILY LOUNGE: 15'07 x 14'04 max:**

PVC double glazed window to fore, gas coal-effect fire set upon a marble hearth having matching surround and mantel, radiator, door back to hall and to kitchen, stairs off to first floor.

**FITTED BREAKFAST KITCHEN: 14'04 x 8'02:**

PVC double glazed window overlooking rear conservatory with French doors to side, matching wall and base units with recesses for washing machine, fridge / freezer and dishwasher, roll edged work surface with four ring gas hob having extractor canopy over, radiator, breakfast bar provides area for dining, tiled splashbacks and flooring, door back to lounge and door to under stairs storage.

**REAR CONSERVATORY: 13'07 x 9'00:**

PVC double glazed windows and patio doors open to rear garden, obscure windows to side, tiled flooring, French doors open back to breakfast kitchen.

**STAIRS & LANDING TO FIRST FLOOR:**

PVC double glazed obscure window to side, doors open to three bedrooms and a family shower room, radiator.

**BEDROOM ONE: 13'04 x 8'05:**

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

**BEDROOM TWO: 10'01 x 8'02:**

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

**BEDROOM THREE: 9'08 x 6'08 max / 5'05 min:**

PVC double glazed window to fore, radiator, door to built-in airing cupboard, door back to landing.

**FAMILY SHOWER ROOM:**

PVC double glazed obscure window to rear, suite comprising step-in shower cubicle, low level WC and vanity wash hand basin, ladder style radiator, panelled splashbacks, door back to landing.

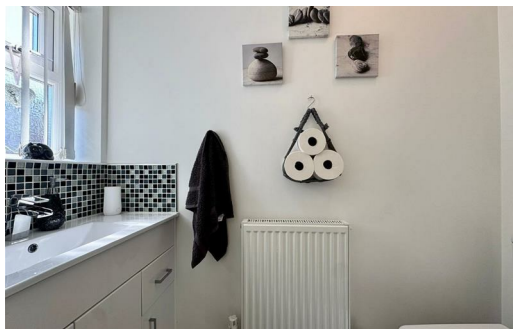
**REAR GARDEN:**

A paved patio advances from the accommodation and leads to a brick-built garden border with metal fencing, access is given back into the accommodation via PVC double glazed French doors to conservatory, access is also provided to drive.

**SINGLE GARAGE: 17'02 x 8'06: (please check suitability for your own vehicle use):**

Electrically-operated up and over garage door to fore.








**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 :** D

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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.