

# ACRES

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- \*RENOVATION OPPORTUNITY (STPP)\*
- Three double bedrooms
- Family bathroom and separate WC
- Spacious family lounge to fore
- Impressive rear dining room
- Fitted kitchen & guest WC
- Garage and car port
- Multivehicular drive to fore
- Substantial rear garden with lots of space
- Close to local amenities & transport



**CHESTER ROAD, ERDINGTON, B24 0EA - PRICE GUIDE £350,000**

**\*RENOVATION OPPORTUNITY – CALLING ALL INVESTORS & BUILDERS (STPP)\*** Nestled within a popular residential pocket of Erdington, this three-bedroomed semi-detached home presents an exciting opportunity for buyers seeking a property with outstanding renovation potential. Positioned within walking distance of the vibrant Wylde Green High Street, residents will enjoy easy access to a variety of local amenities including a selection of restaurants, cafés, and everyday conveniences. The area is well-served by public transport, with frequent bus routes to Walmley, Sutton Coldfield, and Birmingham city centre, making it an ideal location for commuters and families alike. This well-situated home also benefits from nearby access to highly-regarded schools and Chester Road train station, further enhancing its appeal. Internally, the property is warmed by gas central heating and features PVC double glazing (both where specified), with accommodation briefly comprising: a welcoming porch and entrance hallway, a spacious family lounge with a charming bay window to the fore, a rear dining room with French doors opening onto the garden, a fitted kitchen, and a useful guest cloakroom/WC. Upstairs, there are three generously-sized bedrooms, a family bathroom, and a separate WC, providing ample space for family life. Outside, a tarmac driveway leads past a neatly maintained lawn with mature shrubbery, culminating at a single garage with adjoining car port, coal shed, and external store. To the rear, a substantial garden lined with mature borders offers great scope for landscaping or extending the property (subject to planning). This home is perfect for those looking to personalise and add value to their next property, and internal viewing is highly recommended to fully appreciate its potential and superb location. EPC Rating D.

Set back from the road behind a tarmac drive with lawn to side, access is gained into the accommodation via a PVC double glazed set of French doors with windows to side into:

**PORCH:**

A timber obscure glazed door opens into:

**ENTRANCE HALL:**

Doors open to under stairs guest cloakroom / WC, kitchen, dining room and lounge, radiator, stairs off to first floor.

**FAMILY LOUNGE: 16'03 (into bay) x 12'09 max / 11'08 min:**

PVC double glazed leaded bay window to fore, gas coal-effect fire set upon a tiled hearth having matching surround and mantel over, radiator, door back to entrance hall.

**REAR DINING ROOM: 15'04 x 12'09 max / 11'09 min:**

PVC double glazed French patio doors with windows to side open to rear garden, radiator, space for dining table and chairs, door back to entrance hall.

**FITTED KITCHEN: 11'04 x 8'01:**

PVC double glazed windows to rear, wall and base units with recesses for fridge, washing machine and cooker, roll edged work surfaces with sink drainer unit, tiled splashbacks, obscure glazed units provide further storage, door back to entrance hall and a timber glazed door opens to garage / store.

**STAIRS & LANDING TO FIRST FLOOR:**

An obscure glazed leaded window to side, three doors open to bedrooms with further doors to a family bathroom and WC.

**BEDROOM ONE: 16'05 (into bay) x 12'09 max / 11'09 min:**

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

**BEDROOM TWO: 15'04 (into bay) x 12'09 max / 11'01 min:**

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

**BEDROOM THREE: 9'04 x 7'09:**

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

**FAMILY BATHROOM:**

PVC double glazed obscure leaded window to fore, suite comprising bath and pedestal wash hand basin, tiled splashbacks, storage, door back to landing.

**WC:**

PVC double glazed obscure window to side, suite comprising low level WC, tiled splashbacks, door back to landing.

**REAR GARDEN:**

A paved patio with path advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border, with access being gained back into the home via French doors to rear dining room and a side PVC double glazed obscure door to:

**GARAGE / SIDE UTILITY: (please check suitability for your own vehicle use):**

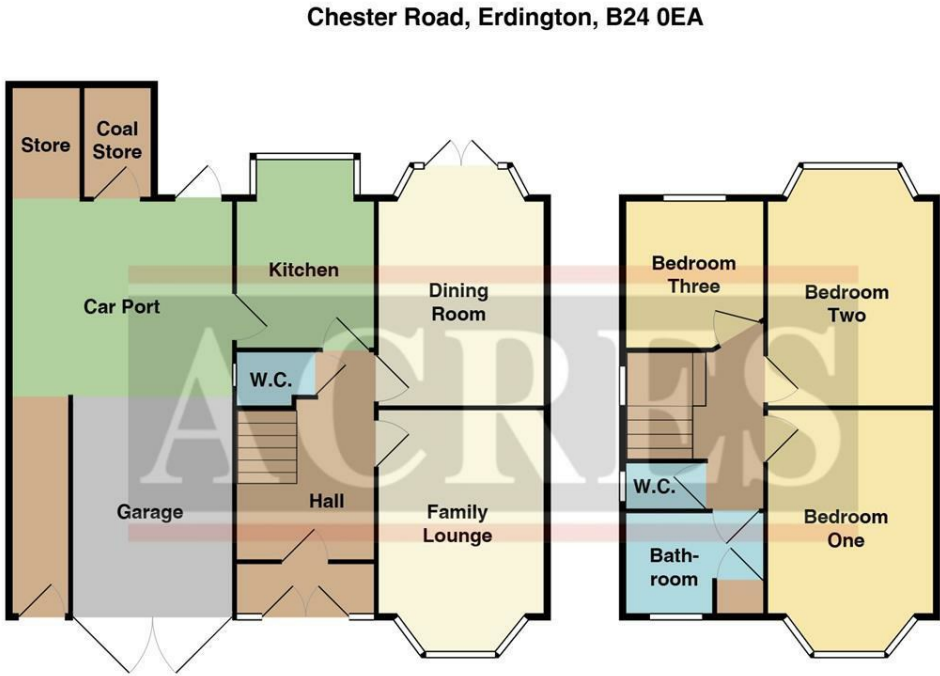
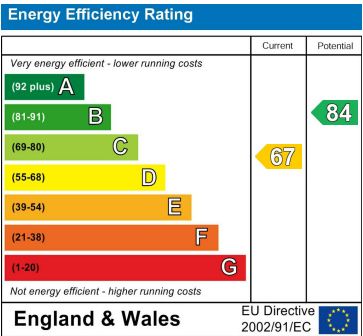
50/50 split garage doors open to fore, access is provided to coal store, a glazed obscure door opens to kitchen.



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



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.