

ACRES

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- Two bedroomed, ground floor apartment
- Master boasting en-suite shower room
- Well-appointed bathroom
- Spacious lounge with Juliet balcony
- Fitted kitchen
- Communal hall & parking to rear
- Secure side intercom/door release system
- Excellent position close to amenities
- Vast commuter links nearby
- Opportunity for personalisation



CAMPION GARDENS, ERDINGTON, B24 0HF - OFFERS OVER £155,000

Located in a highly sought-after pocket of Erdington, this two-bedroomed, ground floor leasehold apartment occupies an enviable position just moments from the bustling Chester Road, providing unrivalled access to a wealth of amenities and excellent transport links. Ideal for a range of purchasers, from first-time buyers to those looking to downsize, this well-maintained home combines convenience, comfort and practicality in equal measure. The property enjoys superb connectivity, with readily-available bus services and access to the Cross City rail line situated on nearby Chester Road, offering effortless routes into surrounding town centres and Birmingham City Centre. For those who enjoy local amenities, the vibrant Wylde Green is just a short distance away and boasts a wide array of shops, cafes, restaurants and everyday essentials. Families will appreciate the proximity to well-regarded schools, catering to all age groups and located within walking distance. Internally, the apartment benefits from electric heating and PVC double glazing (both where specified), and briefly comprises: a welcoming entrance hall, a generous family lounge with Juliet balcony doors allowing for plenty of natural light, a fitted kitchen, two well-sized double bedrooms — the master enjoying the added luxury of an en-suite shower room — and a separate family bathroom completing the accommodation. Externally, a secure metal gate opens to allocated parking and a neatly-maintained communal lawn area. Residents also benefit from a secure entry system with intercom access into the communal hallway, ensuring peace of mind and privacy. Offering comfortable, low-maintenance living in a prime location, this superb apartment must be viewed internally to be fully appreciated. EPC Rating TBC.

Set back from the road behind a paved path with mature bushes to perimeters, a double glazed secure door with side intercom to the rear opens into:

COMMUNAL HALL:

Internal doors provide access to a front door, into:

ENTRANCE HALL:

Doors open to two bedrooms, family lounge, bathroom, airing cupboard and storage, tiled flooring, electric radiator.

FAMILY LOUNGE: 14'09 x 11'10:

PVC double glazed balcony doors open to fore, electric radiator, space for complete lounge suite, tiled flooring, door back to entrance hall and door to:

FITTED KITCHEN: 13'10 x 6'11:

PVC double glazed window to fore, matching wall and base units with recesses for washing machine and fridge / freezer, integrated oven, edged work surface with integrated electric hob, stainless steel sink drainer unit, tiled splashbacks and flooring, door back to lounge.

BEDROOM ONE: 13'08 x 12'03 max / 8'10 min:

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

ENSUITE SHOWER ROOM:

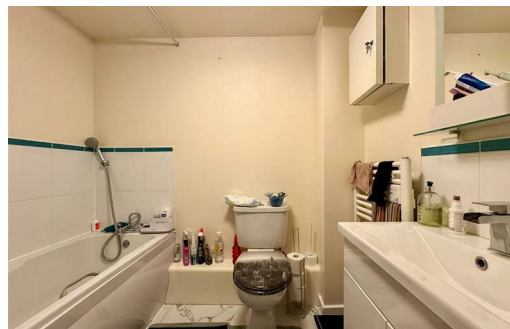
Suite comprising step-in shower cubicle, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 11'10 x 9'08:

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

FAMILY BATHROOM:


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

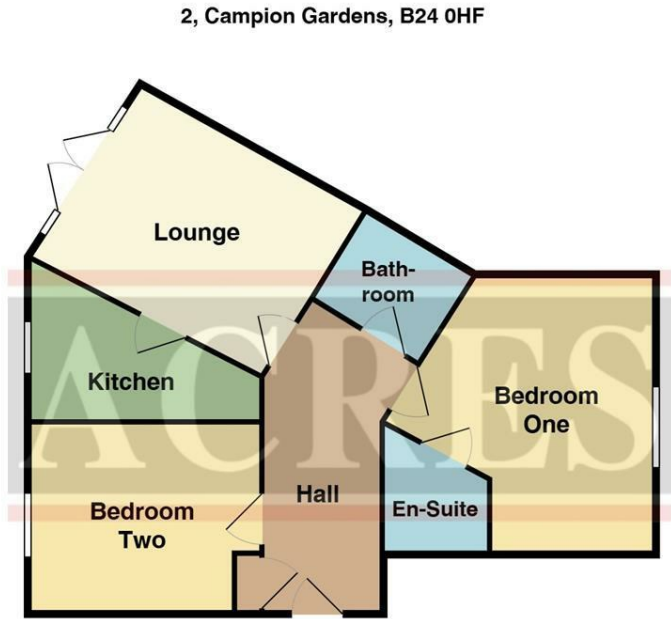


TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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.

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.