

ACRES

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



- Four bedrooomed, detached home
- En-suite shower to master bedroom
- Well-appointed family bathroom
- Spacious lounge with bay window
- Imposing rear dining room
- Delightful fitted breakfast kitchen
- Attractive utility and downstairs WC
- Dual block paved drive to fore
- Low maintenance rear garden
- Hugely deceptive



ALLMAN ROAD, ERDINGTON, B24 9DZ - OFFERS IN THE REGION OF £375,000

This four-bedroomed, deceptively spacious, freehold, detached family home is ideally positioned in the heart of Erdington, occupying a generous plot and offering exceptional scope both inside and out. Within walking distance of a wide range of local shopping amenities and facilities, the home also benefits from easy access to further comprehensive retail and dining options found in nearby Wylde Green, with its vibrant high street boasting cafés, restaurants, retail outlets and a welcoming public house. Commuters will appreciate the proximity to Chester Road train station, providing swift access to the Cross City rail line, while readily-available bus services enhance travel convenience to surrounding towns and Birmingham city centre. Internally, the property enjoys the benefit of gas central heating and PVC double glazing (both where specified), with well-laid out accommodation briefly comprising: a deep entrance hall, a spacious front lounge with bay window, a lengthy dining room overlooking the rear garden, and an impressive fitted breakfast kitchen complete with utility area and a guest cloakroom/WC. To the first floor, four well-proportioned double bedrooms are offered, with the master bedroom benefitting from an en-suite shower room, while a modern family bathroom serves the remaining bedrooms. Externally, a dual block-paved driveway provides ample off-road parking to the front. To the rear, a paved patio leads onto a well-maintained lawn, ideal for family enjoyment or entertaining. With its substantial internal proportions and excellent location, this home must be viewed to be fully appreciated. Internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicular block paved drive with lawn, giving access to a secondary drive, access is gained into the accommodation via a PVC double glazed obscure leaded door with windows to side into:

DEEP ENTRANCE HALL:

An internal glazed door partitions the initial entrance from the main hall, radiators, glazed double doors to dining room and family lounge, single glazed door to kitchen, further doors to guest cloakroom / WC and storage, stairs off to first floor, tiled flooring.

FAMILY LOUNGE: 14'07 x 12'10 max (into bay) / 11'05 min:

PVC double glazed bay window to fore, electric fire set upon a granite hearth with matching surround and mantel over, radiator, space for complete lounge suite, glazed double doors open back to entrance hall.

DINING ROOM: 17'02 x 8'07:

PVC double glazed French doors open to rear, space for dining table and chairs, Velux skylights over, radiator, double doors back to entrance hall.

FITTED BREAKFAST KITCHEN: 17'03 x 12'04 max / 10'10 min:

PVC double glazed window to rear having Velux skylight over, matching wall and base units with integrated dishwasher, fridge / freezer, oven and grill, edged work surfaces with matching upstands, five ring gas hob with extractor canopy over, one and a half sink unit with draining grooves cut to side, space for stools to breakfast bar, glazed door back to entrance hall and access is provided to:

UTILITY: 6'07 x 5'06:

PVC double glazed leaded door to side, matching wall and base unit with integrated washing machine, roll edged work surface with inset rounded sink unit, access is provided back to kitchen.

GUEST CLOAKROOM / WC:

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

STAIRS & LANDING TO FIRST FLOOR:

PVC double glazed obscure window to side, doors open to four bedrooms and a family bathroom, radiator.

BEDROOM ONE: 12'02 x 10'03:

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

ENSUITE SHOWER ROOM:

PVC double glazed obscure window to side, suite comprising step-in shower cubicle, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 13'04 (into bay) x 12'11 max / 11'07 min:

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

BEDROOM THREE: 8'06 x 5'06:

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

BEDROOM FOUR: 13'02 x 7'06:

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

FAMILY BATHROOM:

PVC double glazed obscure window to side, suite comprising P-shaped bath with curved splash screen door to side, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN:

A paved patio advances from the accommodation and leads to lawn, timber fencing lines and privatises the property's border with access being given back into the home via doors to utility and to dining 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)

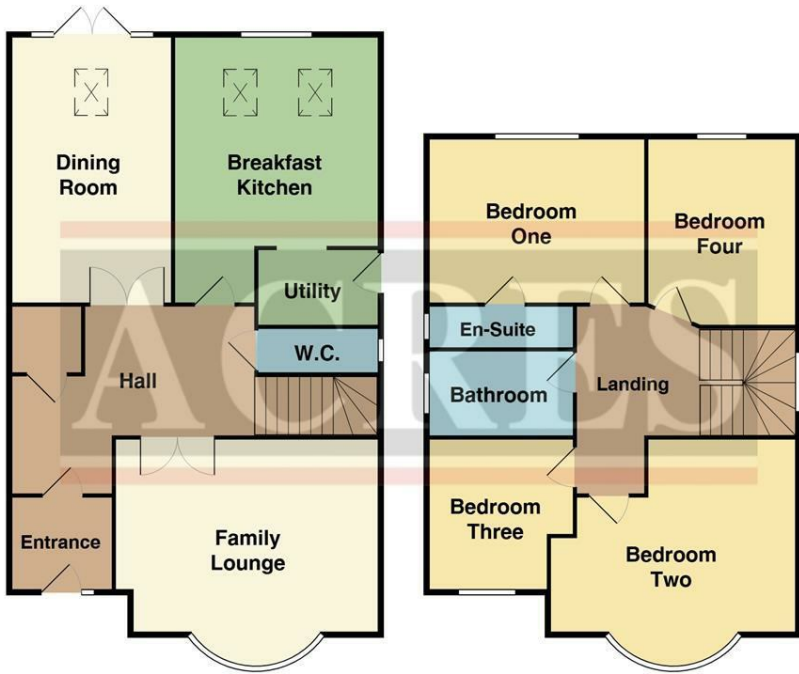
COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	77	
(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		



Allman Road, B24 9DZ



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.