

# ACRES

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- Three bedroomed, truly deceptive family home
- Attractive shower room
- Impressive open plan lounge through dining
- Delightful fitted breakfast kitchen
- Multivehicular drive to fore
- Sizable rear garden with timber decking
- Single garage to rear
- Excellent, cul-de-sac position
- Close to a variety of amenities
- Opportunity for extension (stpp)



**BRACADALE AVENUE, ERDINGTON, B24 9HJ - OFFERS IN EXCESS OF £270,000**

Tucked away in a peaceful, cul-de-sac position just off the main road, this three-bedroomed, semi-detached and freehold family home in Erdington offers a deceptively spacious and beautifully composed interior, ideal for a variety of buyers. Set in a tranquil setting yet conveniently placed for everyday needs, the property combines thoughtful presentation with potential for further personalisation or extension (subject to the necessary planning permissions). Just a short walk from immediate daily amenities and within easy reach of more comprehensive shopping and leisure facilities, the home is perfectly located. Families will appreciate the close proximity to a number of well-regarded local schools, while commuters benefit from readily available bus services nearby, offering swift connections to Birmingham, Sutton Coldfield, Wylde Green, and surrounding areas. Internally, the property is a credit to its current owners, presented to a high standard throughout and benefitting from gas central heating and PVC double glazing (both where specified). The accommodation briefly comprises a deep and welcoming entrance hall, an open-plan family lounge flowing through to a rear dining area, and a charming fitted breakfast kitchen, ideal for modern family living. Upstairs, the first floor offers three well-proportioned bedrooms, with both the master and second bedroom featuring built-in wardrobe space. All rooms are served by a stylish shower room. Externally, a multi-vehicle tarmac driveway leads to the property, while block paving to the side, along with a raised timber deck and lawned garden, provides multiple outdoor areas ideal for dining, entertaining, or relaxing. A single rear garage, accessible from the garden, adds further practicality. Early internal inspection is highly recommended to fully appreciate the home on offer. EPC Rating D.

Set back from the road behind a tarmac multivehicular drive, access is gained into the accommodation via a PVC double glazed composite door into:

#### ENTRANCE HALL:

Glazed door to kitchen, further doors to lounge/dining room and under stairs storage, radiator, stairs to first floor.

#### FAMILY LOUNGE THROUGH DINING AREA: 26'7 x 10'5:

PVC double glazed French doors to rear having windows to side and further bay windows to fore, space for complete lounge suite and dining table with chairs, recess for freestanding electric log-effect stove fire with timber surround and mantle over, radiators, door back to entrance door.

#### FITTED BREAKFAST KITCHEN: 13'8 x 12'2:

PVC double glazed window to rear and side with accompanying door, matching wall and base units with integrated fridge, freezer, washing machine, dryer and wine fridge, edged work surfaces with sink, four ring electric induction hob with extractor canopy over, matching upstands, space is provided to a breakfast bar for seating, glazed door back to entrance hall.

#### STAIRS & LANDING TO FIRST FLOOR:

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

#### BEDROOM ONE: 12'10 x 9'2:

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

#### BEDROOM TWO: 13'1 x 8'11:

PVC double glazed bay window to fore, fitted wardrobes, space for double bed and complementing suite, radiator, door to landing.

#### BEDROOM THREE: 7'9 x 7'7:

PVC double glazed window to fore, space for bed, radiator, door 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 splashback, door back to landing.

#### REAR GARDEN

Block paving to the side of the accommodation leads to raised timber decking suitable for entertaining and dining, steps lead down to a prominent lawn as well as concrete area with single garage.

**SINGLE GARAGE:** (please check suitability for your own vehicle use)



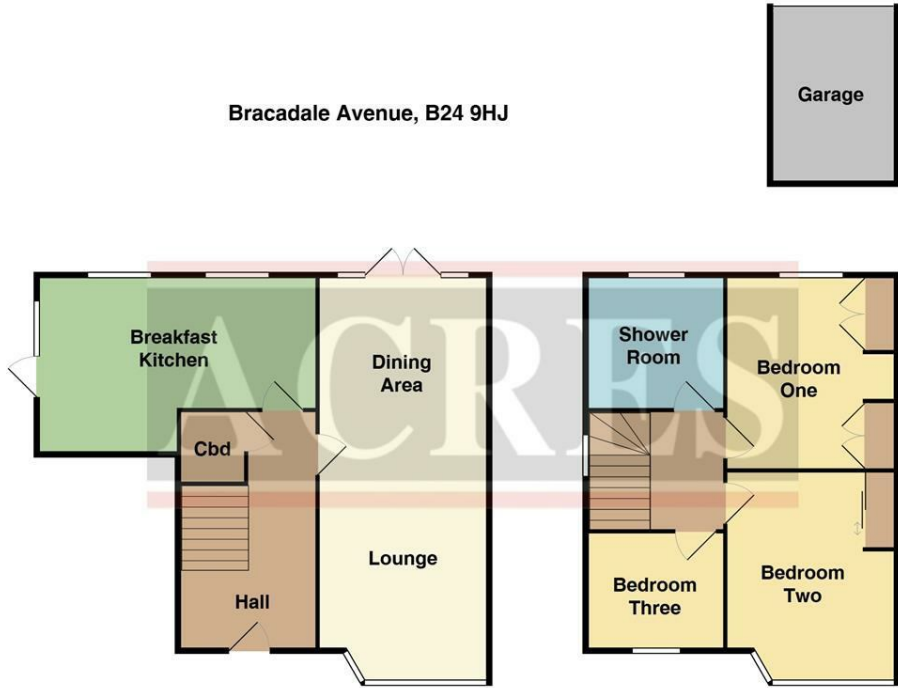
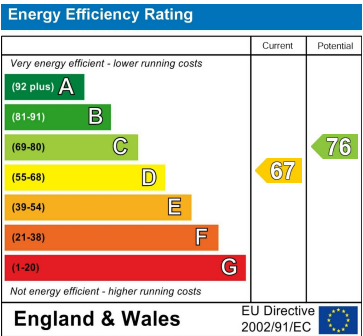




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

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.

