

ACRES

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



- Three bedroomed, semi detached family home
- Superb family bathroom
- Spacious lounge with bay window
- Attractive rear dining room
- Impressive fitted breakfast kitchen
- Converted garage now offering utility/office
- Guest cloakroom/WC
- Substantial block paved drive to fore
- Delightful rear garden
- No onward chain



CHESTER ROAD, ERDINGTON, B24 0EH - OFFERS OVER £375,000

Set along the ever-popular and expansive Chester Road in Erdington, this deceptively spacious, three double bedroomed semi-detached freehold family home has been thoughtfully converted and immaculately maintained throughout, offering versatile living space ideal for modern family life. Boasting generous proportions, stylish presentation and a superb location, this property represents an excellent opportunity for a range of buyers. Ideally positioned just a short walk from Chester Road Station and a range of frequent bus services, the home offers excellent transport links across Birmingham and beyond. Daily shopping needs are well catered for with Wyldes variety of stores, cafes, and restaurants all within walking distance, while families will appreciate the proximity to well-regarded local schools, enhancing the property's suitability for those with children. Internally, the property benefits from gas central heating and PVC double glazing (both where specified), and briefly comprises a welcoming porch leading to a deep entrance hall, a stylish and spacious family lounge, and a separate rear dining room perfect for entertaining. A well-appointed fitted breakfast kitchen, convenient guest cloakroom/WC, and a converted garage now providing a practical utility room or office space further enhance the ground floor layout. Upstairs, the home offers three generous double bedrooms, each tastefully decorated and well-lit, while a superb family bathroom completes the internal accommodation. Externally, the property features a substantial block-paved driveway to the front, providing ample off-road parking, while to the rear, paving extends to a neatly maintained lawned garden, ideal for outdoor relaxation and family use. This home combines space, location, and immaculate presentation, offering everything required for comfortable family living. An internal inspection is highly recommended to fully appreciate the quality and flexibility on offer. EPC Rating C.

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

PORCH:

An internal glazed door opens into:

ENTRANCE HALL:

Internal doors open to a family lounge, rear dining room, fitted breakfast kitchen and guest cloakroom/WC, radiator, stairs to first floor.

FAMILY LOUNGE: 15'11 (into bay) x 11'11 max / 11'0 min:

PVC double glazed bay window to fore, space for complete lounge suite, radiator, door back to entrance hall.

REAR DINING ROOM: 14'0 x 11'0:

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

FITTED KITCHEN: 13'2 x 10'9 max, 8'4 min:

PVC double glazed box bow window to rear, matching wall and base unit with recesses for dishwasher, integral oven, rolled edged work surfaces with one and a half stainless steel sink drainer unit, four ring gas hob with extractor canopy over, tiled flooring and splashbacks, radiator, PVC double glazed door to side, internal doors open back to entrance hall and door to:

UTILITY / OFFICE: 14'10 x 7'4:

PVC double glazed windows to side and fore, space for washing machine and dryer beneath work surface, radiator, door back to kitchen.

GUEST CLOAKROOM / WC:

Glazed obscure window looks to kitchen, suite comprising low level WC and floating wash hand basin, tiled flooring and splashback, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR:

Glazed obscure stained glass window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 16'4 x 12'0 max 11'1 min:

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

BEDROOM TWO: 14'4 x 10'4:

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

BEDROOM THREE: 12'9 x 11'1 max / 3'9 min:

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

FAMILY BATHROOM:

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

REAR GARDEN:

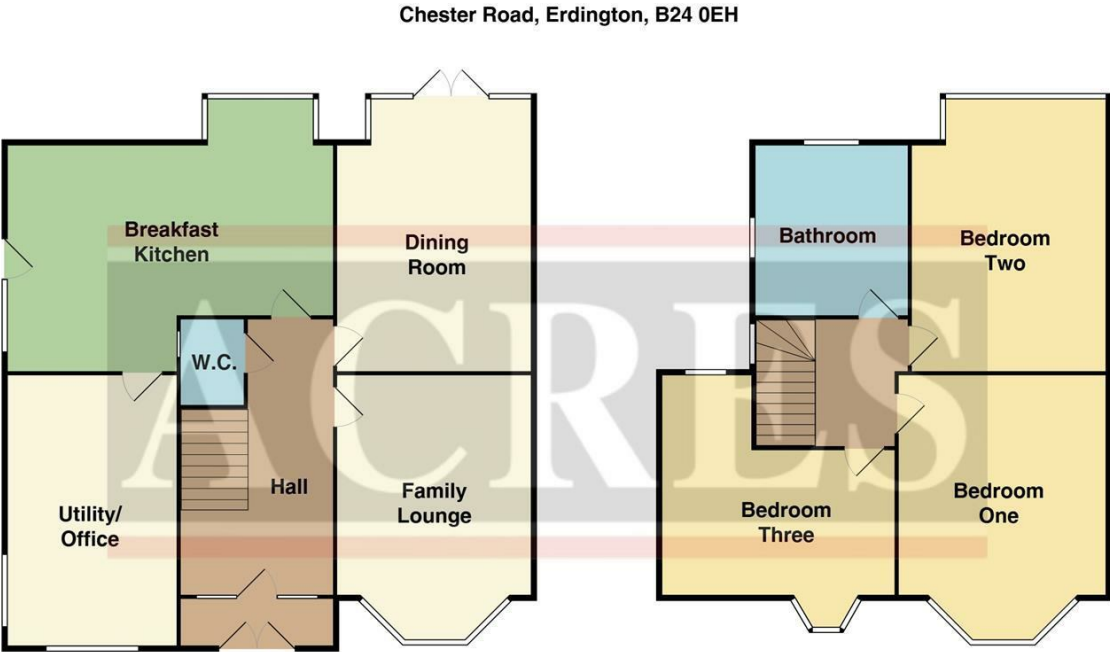
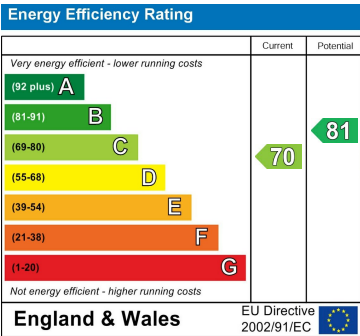
Block paving advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's perimeter with access being given back into the home via doors to kitchen and to dining room.



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



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.