

ACRES

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- Victorian, semi-detached family home
- Four well proportioned bedrooms
- Appealing family bathroom
- Spacious lounge with bay window
- Rear dining room/family room
- Fitted breakfast kitchen
- Utility & shower room
- Cellar & single garage
- Excellent position close to amenities
- Vast personalisation opportunity



ROLLASON ROAD, ERDINGTON, B24 9BJ - PRICE GUIDE £475,000

Located in a sought-after road in Erdington, this spacious three-storey, four-bedroom Victorian semi-detached home is the pinnacle of tradition together with modern updated style suitable for a variety of purchasers. Just a short walk from local shops, cafes, and excellent transport links, Erdington Train Station offers quick access to Birmingham, Sutton Coldfield and beyond, meanwhile readily available bus services offer further ease of commute. Well-regarded schools are also provided nearby, suitable for those purchasers with education at the forefront of their minds. Gas central heating and glazing is provided (both where specified) and the property features a family lounge, rear dining/family room, open breakfast kitchen, cellar, utility room and ground floor shower room. The first floor boasts three bedrooms, the master offering attractive walk in wardrobe/study area, with potential for an en-suite shower room, a family bathroom completes the first floor accommodation. Meanwhile, the second floor offers a further bedroom. Externally, the home benefits from a block-paved driveway with 50/50 split garage door, and a private rear garden with paved patio, raised decking and lawn. Ideal for growing families, this property offers the perfect mix of traditional charm and modern living. Viewing is highly recommended. EPC Rating D.

Set back from the road behind a multi-vehicular drive, access is gained into the accommodation via a glazed door into:

Porch: An obscure glazed door with windows to the side and stained glass overhead opens into:

Entrance hall: Doors open to a Family Lounge, Rear Dining Room, Utility, Kitchen and Cellar, a glazed door opens to Rear Garden, radiator, stairs to first floor.

Family Lounge: 17'1" x 14'6" max, 13'5" min: A glazed bay window opens to fore, space for a complete lounge suite, radiator, door back to the entrance hall.

Rear Family Room: 14'7" x 13'6": Glazed French doors open to the rear garden, space for a further lounging suite or dining table with chairs, radiator, door back to the entrance hall.

Fitted Kitchen: 18'8" x 11': Glazed windows to rear and side, matching wall and base units with recesses for a washing machine, oven, and dishwasher, tiled splashbacks and flooring, space for breakfast table and chairs, radiator, door back to entrance hall.

Utility: Obscure glazed window to the side, tiled flooring, space for a washing machine, access back to the entrance hall and a door opens to:

Shower Room: Suite comprising step-in shower cubicle, vanity wash hand basin and low-level WC, radiator, tiled splashbacks and flooring.

Stairs and Landing to First Floor: Glazed window to the side, doors open to three bedrooms and a family bathroom, radiator.

Bedroom One: 13'8" x 13'5": Glazed windows to fore, space for a double bed and complementing suite, built in wardrobe, radiator, door to landing and to:

Walk-in Wardrobe/Office: 8'3" x 4'11": Glazed windows to the front, radiator, door back to bedroom.

Bedroom Two: 14'7" x 13'4": Glazed windows to the rear, space for a double bed and complementing suite, radiator, door back to landing.

Bedroom Four: 14'9" x 11'1": Glazed windows to the rear, space for a double bed and complementing suite, radiator, door back to landing.

Family Bathroom: An obscure glazed window opens to fore, suite comprising bath, pedestal wash hand basin, low-level WC and bidet, radiator, door back to landing.

Bedroom Three/Loft Bedroom: 14'8" x 13' 6": Glazed window to the fore, space for a double bed and complementing suite. Radiator. Door back to landing.

Rear Garden: Paved patio advances from the accommodation and leads to a lawn, mature shrubs and bushes line and privatise the property's border, with access being given back into the home via doors to the rear dining room and entrance hall, a further side door provides access to a:

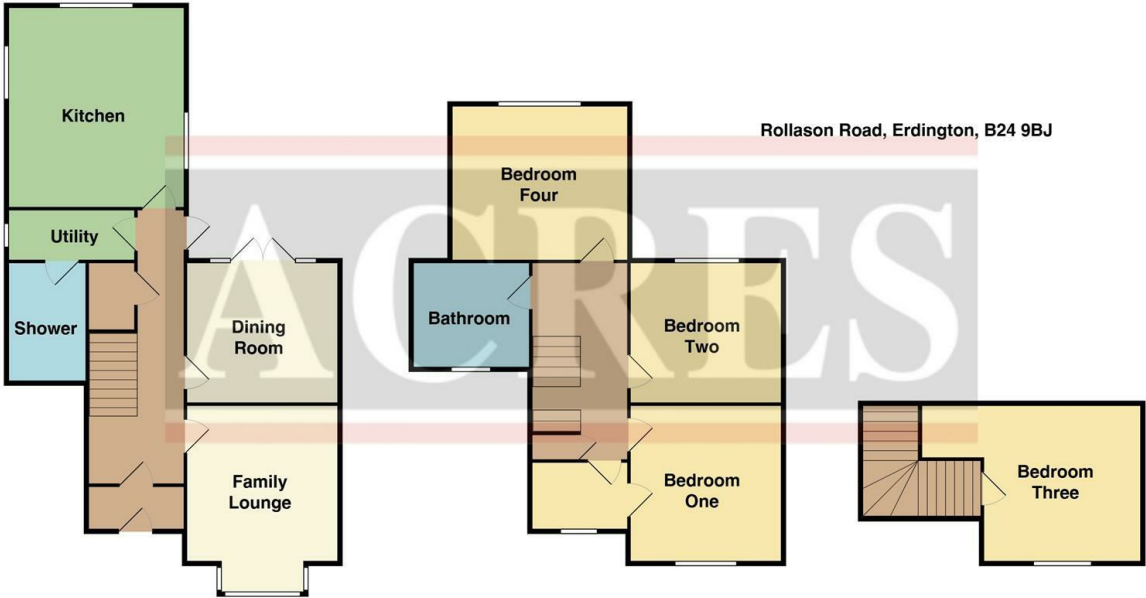
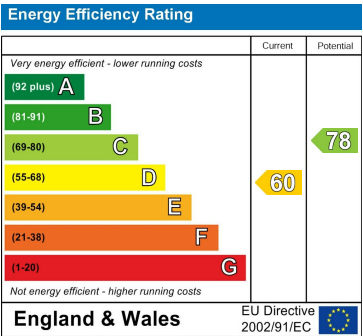
Single Garage: 20'3" x 8'4": (Please check suitability for your own vehicle) A 50/50 split door opens to the front.



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.

