

# ACRES

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- Three bedroomed, semi-detached home
- Stylish, well-appointed shower room
- Spacious lounge and rear conservatory
- Fitted kitchen with space for dining
- Guest WC / utility
- Block paved driveway offering parking and raised beds
- Attractive rear garden, perfect for entertaining and relaxation
- Rear workshop and multi use room
- Close to local amenities
- Ideally positioned in a prime location



**HANSONS BRIDGE ROAD, ERDINGTON, B24 0PE - OFFERS OVER £250,000**

This three-bedroomed, semi-detached freehold family home is ideally positioned on a popular estate in Erdington, bordering Walmley and set directly adjacent to the beautiful Pype Hayes Park. With its prime location and generous proportions, the property offers an excellent opportunity for a variety of purchasers seeking both convenience and comfort. Facilities are plentiful, with a superb range of local amenities close at hand. Readily-available bus services and excellent transport links ensure ease of commute to surrounding town and city centres, while major road networks are easily accessible. Immediate shopping facilities and well-regarded schools are also within walking distance, further enhancing the home's appeal. The property benefits from gas central heating and PVC double glazing (both where specified). Internally, accommodation briefly comprises: an inviting entrance hall, fitted kitchen with space for dining, a comfortable family lounge and a rear conservatory offering additional living space, complemented by a separate WC and utility. To the first floor are three well-proportioned bedrooms, while a well-appointed shower room completes the internal layout. Externally, the home is approached via a block-paved driveway with attractive raised garden beds. To the rear, versatile garden areas provide ample space for outdoor dining and entertaining. A workshop and multiuse room add further flexibility, leading on to a convenient off-road access point. With its combination of location, practicality and potential, this family home demands internal inspection to be fully appreciated. EPC Rating D.

Set back from the road behind a block paved drive with raised garden beds to side, access is gained into the accommodation via a PVC double glazed obscure door with window to side into:

**ENTRANCE HALL:** Internal doors open to understairs storage, glazed door to kitchen having window to side overlooking lounge, radiator, stairs off to first floor.

**FITTED KITCHEN THROUGH DINING:** 14'09 x 10'04: Matching wall and base units with recesses for cooker and fridge/freezer, edged work surface with rounded stainless steel sink drainer unit, tiled splashbacks, radiator, space for dining table and chairs is provided, patio doors open to conservatory, bifolding door and single door open to storage, glazed door back to entrance hall and access to:

**FAMILY LOUNGE:** 14'11 (into bay) x 14'10 max x 11'08: PVC double glazed bay window to fore having fitted shutter-style blinds over, radiator, window overlooking entrance hall, access to fitted breakfast kitchen.

**CONSERVATORY:** 11'03 x 9'06: PVC double glazed windows and door open to rear garden, space for lounge suite, sliding patio doors back to kitchen/diner, further internal door opens to:

**WC / UTILITY:** 8'11 x 6'09: PVC double glazed obscure door opens to side entry, space for washing machine and dryer, vanity wash hand basin and low level WC, window to rear, door back to conservatory.

**STAIRS & LANDING:** PVC double glazed window to side, doors open to three bedrooms and a family shower room.

**BEDROOM ONE:** 15'00 (into bay) x 12'02 max / 9'05 min: PVC double glazed bay window to fore with fitted shutter-style blinds, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM TWO:** 10'05 x 9'04: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 7'10 x 6'02: PVC double glazed window to fore with shutter-style blinds fitted, radiator, door back to landing.

**SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising corner shower, vanity wash hand basin and WC, ladder-style radiator, tiled splashbacks and flooring, door back to landing.

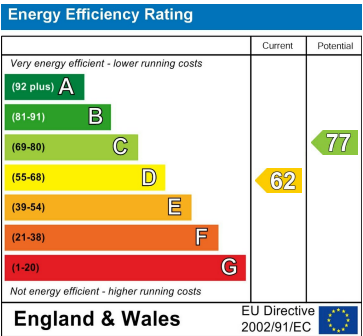
**REAR GARDEN:** Patio advances from the accommodation and provides varying further foundations including timber decking and gravel, space for dining and entertaining is provided. A rear garden room offers flexibility for uses, including home gym or study room, whilst a workshop is also provided. Off road rear access is obtainable.



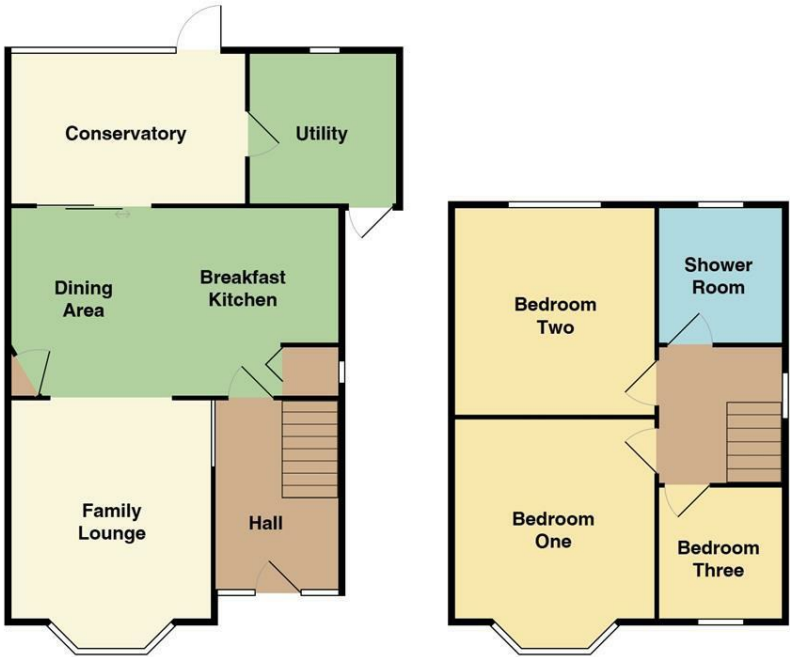
**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** C      **COUNCIL:** Birmingham City Council

**VIEWING:** Highly recommended via Acres on 0121 313 2888



Hansons Bridge Road, B24 0PE



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.