

ACRES

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



- Four bedrooomed, semi detached home
- Master with en-suite shower room
- Well-appointed bathroom
- Attractive family lounge
- Open plan fitted breakfast kitchen
- Utility & guest WC
- Garage/store
- Multivehicle gravel drive to fore
- Paved & lawned rear garden
- Deceptively spacious



WOODCOTE ROAD, ERDINGTON, B24 0HA - ASKING PRICE £335,000

This extended four-bedroomed, semi-detached freehold family home in Erdington has been significantly redeveloped throughout its tenure, creating a property of generous proportions that blends immediate comfort with opportunity for personalisation. Carefully designed for modern family living, it presents a superb balance of space, convenience, and flexibility. Perfectly positioned within walking distance of a variety of daily amenities, the home is also just a short drive from the ever-popular Wylde Green High Street, with its wide selection of local eateries, cafés, restaurants, and independent shops. Well-regarded schools are easily accessible, while readily-available bus services and excellent road networks provide effortless travel to nearby town and city centre locations. Internally, the home benefits from gas central heating and PVC double glazing (both where specified). Accommodation briefly comprises: a welcoming porch and deep entrance hall, a family lounge with feature bay window, and a superb open-plan fitted breakfast kitchen with dining area, creating the perfect heart of the home. A utility and guest WC further enhance the practicality of the ground floor. To the first floor are four generously-sized double bedrooms, with the master boasting its own en-suite shower room. A well-appointed family bathroom completes the upstairs layout. Externally, a substantial pebble driveway provides ample off-road parking and leads to a garage/store. To the rear, a paved patio opens out to a lawned garden, lined with a variety of shrubs and bushes to create a pleasant and private outdoor space. To fully appreciate the proportions, presentation and potential of this superb family home, we highly recommend an internal inspection. EPC TBC.

Set back from the road behind a gravelled drive with mature shrubs and bushes lining the perimeters, access is gained into the accommodation via PVC double glazed French door with windows to side and overhead, into:

PORCH: An internal obscure glazed door with windows to side opens to:

ENTRANCE HALL: Obscure glazed doors open to family lounge and fitted breakfast kitchen through dining room, radiator, stairs off to first floor.

FAMILY LOUNGE: 12'04 (into bay) x 11'02 max / 10'05 min: PVC double glazed bay window to fore, space for complete lounge suite, radiator, glazed obscure door back to entrance hall.

FITTED BREAKFAST KITCHEN: 15'00 x 11'02 max: PVC double glazed window to rear, matching wall and base units with recesses for fridge / freezer and dishwasher, integrated oven and grill, edged work surface with stainless steel sink unit, four ring electric hob with extractor canopy over, matching upstands, door to utility and storage, access is provided to:

DINING ROOM: 14'05 (into bay) x 11'11 max / 9'11 min: PVC double glazed bay French doors with windows to side open to rear garden, space for dining table and chairs, radiator, access is provided back to kitchen.

UTILITY: 8'02 x 4'07: Edged work surface with recess below for washing machine, obscure door opens to garage / store, further door to:

GUEST CLOAKROOM / WC: Suite comprising low level WC and wash hand basin, door back to utility.

STAIRS & LANDING: Doors open to four bedrooms and a family bathroom.

BEDROOM ONE: 12'07 x 9'06: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing and to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising shower with bi-folding splash screen door to side, low level WC and vanity wash hand basin, tiled and panelled splashbacks, door back to bedroom.

BEDROOM TWO: 12'11 (into bay) x 10'11 max / 10'05 min: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 14'05 (into bay) x 11'11 max/ 9'11 min: PVC double glazed bay window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 8'05 x 6'06: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing and access is provided to:

WALK-IN: 9'03 x 7'06: PVC double glazed window to rear, radiator, access back to bedroom.

FAMILY BATHROOM: PVC double glazed obscure window to fore, suite comprising bath, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes, as well as timber-lined perimeters privatise the property's border.

GARAGE / STORE: 11'04 x 10'00 max : (please check suitability for your own vehicle use): 50/50 split obscure glazed garage doors open to fore, internal door opens to utility.



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

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



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.