

ACRES

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- Three bedroomed, end of terrace home
- Fitted bathroom & separate WC
- Dual aspect lounge
- Fitted kitchen
- Attractive office/utility
- Porch and entrance hall
- Rear conservatory
- Substantial fore garden
- Lawned and paved rear garden
- No onward chain



YENTON GROVE, ERDINGTON, B24 0HZ - ASKING PRICE £220,000

This three-bedroomed, end-of-terrace freehold family home in Erdington presents a remarkable opportunity for modernisation and redevelopment, subject to the necessary planning permissions. Occupying a generous corner plot, the property offers exceptional scope to the side, allowing for extensive extension or reconfiguration potential—making it an ideal prospect for a variety of purchasers seeking space, flexibility and long-term value. Perfectly positioned within walking distance of local amenities, the home also benefits from convenient access to comprehensive shopping facilities and everyday essentials via the readily-available bus services along Chester Road. These provide effortless travel to nearby town and city centre locations, including Birmingham and Sutton Coldfield. The property currently benefits from gas and PVC double glazing (both where specified). Internal accommodation briefly comprises: an enclosed porch, entrance hall, dual-aspect family lounge, fitted kitchen, utility/office, and a rear conservatory. To the first floor are three well-proportioned bedrooms, together with a family bathroom and separate WC, completing the internal layout. Externally, the real potential of this home becomes apparent. A substantial fore garden, laid mainly to lawn, provides ample space for off-road parking (subject to the necessary works), while a timber 50/50 split gate opens to the rear garden, which offers a combination of paved and lawned areas—perfect for further landscaping or development. Offering endless potential and standing in a desirable residential location, this property represents an exciting opportunity to create a superb family home tailored to individual taste. To fully appreciate the space, setting and possibilities on offer, we highly recommend an internal inspection. EPC Rating TBC.

Set back from the road behind a paved path with metal gate and shrubbery to perimeter, access is gained into the accommodation via a PVC double glazed door with windows to side into:

PORCH:

A PVC double glazed obscure door with window to side opens into:

ENTRANCE HALL:

Obscure glazed doors open to fitted kitchen and family lounge, stairs off to first floor.

FAMILY LOUNGE: 21'01 x 11'08:

PVC double glazed windows to fore and to side, gas coal-effect fire set upon a granite hearth having matching surround and period mantel over, space for complete lounge suite, obscure glazed door back to entrance hall and into:

FITTED KITCHEN: 16'02 x 8'08 max / 3'07 min:

PVC double glazed door and window open to rear conservatory, wall and base units with recesses for washing machine, cooker and fridge / freezer, work surface with stainless steel sink drainer unit, tiled splashbacks, obscure glazed doors to family lounge, entrance hall and further door to utility / office.

CONSERVATORY: 15'09 x 5'06:

PVC double glazed French doors and singular door open to rear garden.

UTILITY / OFFICE: 8'05 x 4'08:

PVC double glazed obscure window to garden and obscure window over conservatory, cloaks storage, door back to kitchen.

STAIRS & LANDING TO FIRST FLOOR:

Doors open to airing cupboard and bi-folding doors to three bedrooms, bathroom and WC.

BEDROOM ONE: 14'01 x 10'07:

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

BEDROOM TWO: 12'09 x 7'08:

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

BEDROOM THREE: 9'08 x 6'09:

PVC double glazed window to side, space for bed and complementing suite, bi-folding door back to landing.

BATHROOM:

PVC double glazed obscure window to side, suite comprising bath and pedestal wash hand basin, tiled splashbacks, bi-folding door back to landing.

WC:

PVC double glazed obscure window to side, suite comprising low level WC, tiled splashbacks, bi-folding door back to landing.

REAR GARDEN:

A paved patio 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 conservatory.



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)

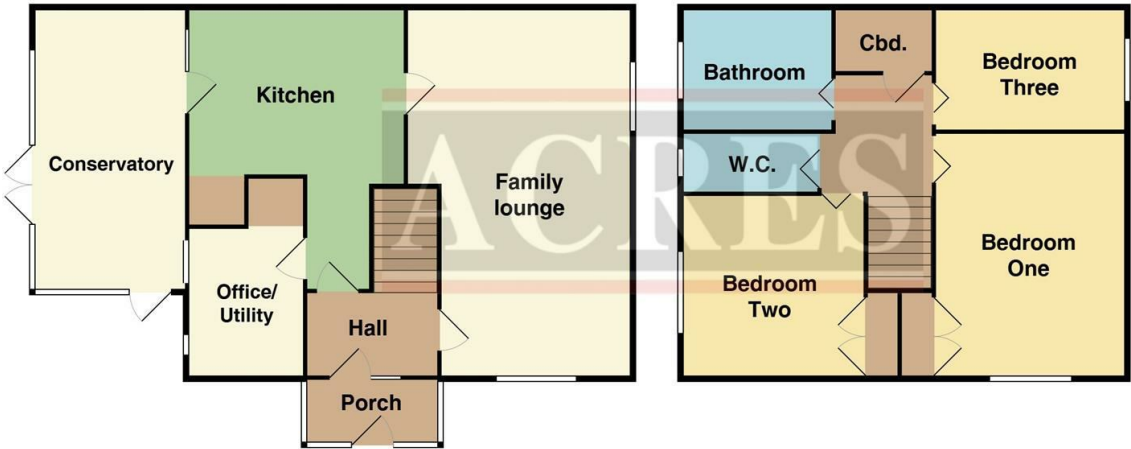
COUNCIL TAX : B

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		



Yenton Grove, B24 0HZ



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.