

ACRES

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- Three bedroomed, semi detached
- Bay windows to fore and to rear
- Well-appointed bathroom
- Spacious family dining room
- Attractive rear lounge
- Appealing fitted kitchen
- Multivehicle drive to fore
- Lawned and paved rear garden
- Excellent position close to amenities
- Plentiful commuter links



TYBURN ROAD, ERDINGTON, B24 9RU - ASKING PRICE £230,000

This well-presented three-bedroom semi-detached freehold home is ideally located in Erdington, offering fantastic commuter links right on the doorstep. Major road networks, convenient bus routes, and the Cross-City rail line are all within easy reach, making this property highly suitable for a variety of purchasers, including families and professionals seeking accessibility to surrounding areas. Local amenities are plentiful, with shopping facilities, schools for all ages and everyday essentials all close by, while further comprehensive facilities can be found in neighbouring towns. The property benefits from gas central heating and PVC double glazing (both where specified) and provides well-proportioned accommodation arranged over two floors. Internally, the home briefly comprises: a welcoming porch and entrance hall, a family dining room to the front featuring a bay window, a rear lounge with an additional bay window, and a fitted kitchen. To the first floor are three comfortable bedrooms and a delightful family bathroom, offering a functional layout for modern family living. Externally, the property is approached via a tarmac driveway providing off-road parking for at least two cars. The rear garden is predominantly laid to lawn and includes an initial patio area, perfect for outdoor dining, relaxing or entertaining. To fully appreciate the size, location and potential of this charming home, internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a multi vehicular tarmac drive, access is gained into the accommodation via a PVC double glazed door with oval window over, into:

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

ENTRANCE HALL: PVC double glazed obscure window to side, internal doors open to dining room and family lounge, access is provided to kitchen, radiator, stairs off to first floor.

DINING ROOM: 14'02 x 9'10: PVC double glazed bay window to fore, space for dining table and chairs, radiator, door back to entrance hall.

REAR FAMILY LOUNGE: 13'06 (into bay) x 11'11 max / 9'09 min: PVC double glazed bay window to rear, electric coal-effect fire set upon a matching hearth, surround and mantel, radiator, space for complete lounge suite, door back to entrance hall.

FITTED KITCHEN: 11'10 x 5'07: PVC double glazed window to side, matching wall and base units with a variety of integrated appliances including oven with grill over, recesses for free-standing fridge / freezer and washing machine, edged work surface with stainless steel sink drainer unit, tiled splashbacks, door to under stairs storage, to dining room and access is provided back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors radiate to three bedrooms and a family bathroom.

BEDROOM ONE: 14'09 x 9'05: PVC double glazed bay window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 14'04 x 9'05: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'00 x 6'06: PVC double glazed bow window to fore, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, with further window to side, suite comprising bath, low level WC and pedestal wash hand basin, tiled splashbacks, radiator, door to storage and door back to landing.

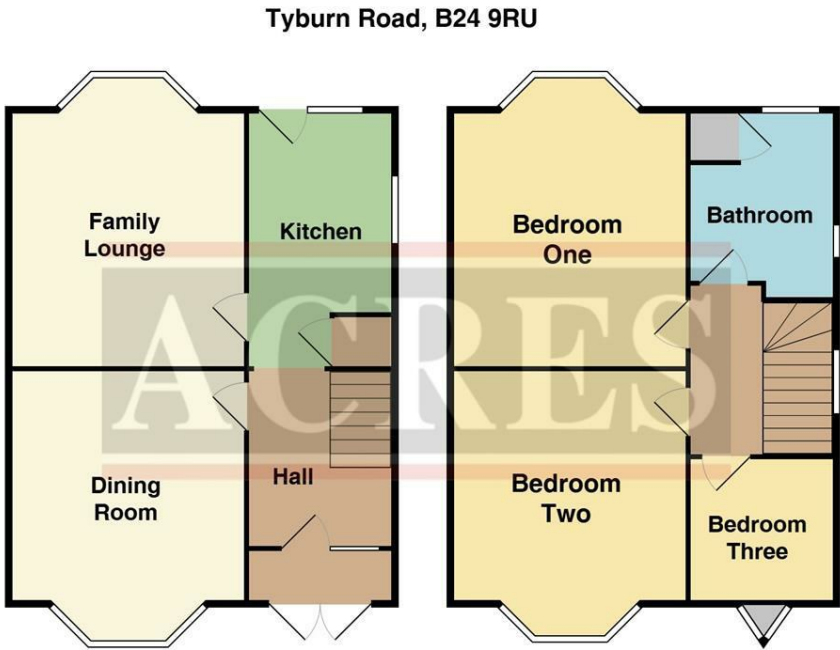
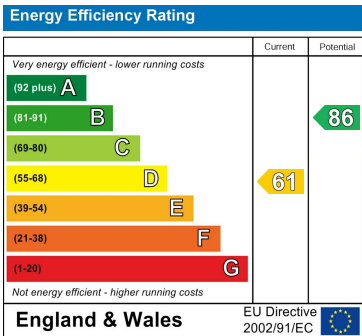
REAR GARDEN: A paved patio advances from the accommodation and leads to raised lawn, mature shrubs and bushes line and privatise the property's perimeter with timber fencing, with access being gained back into the accommodation via a PVC double glazed obscure door into fitted kitchen.



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



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.