

# ACRES

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



- Four bedrooomed, extended family home
- Fully comprehensive bathroom & separate WC
- Spacious dining room
- Impressive lounge
- Fitted breakfast kitchen
- Substantial utility with guest cloakroom/WC
- Single garage to fore
- Multivehicle drive behind metal gates
- Considerable rear garden
- Excellent potential



**CHESTER ROAD, ERDINGTON, B24 0BT - OFFERS AROUND £450,000**

Set along the ever-popular Chester Road, this beautifully arranged four-bedroomed, semi-detached freehold home offers impressive extended accommodation and an exciting canvas for personalisation. Its position places a wealth of amenities within easy reach, including everyday essentials, attractive parkland, well-regarded schools and an excellent network of transport links. Regular bus services operate along the main road, ensuring straightforward travel to neighbouring towns and major city centres, while extensive retail options lie within a short five-minute drive in either direction—ideal for a wide variety of purchasers. The property benefits from gas central heating and PVC double glazing (both where specified), adding comfort to its already generous layout. A porch opens into a deep entrance hall enhanced by traditional panelling, setting a welcoming tone. The ground floor offers a family dining room and spacious lounge, accompanied by a fitted breakfast kitchen. A substantial utility room provides further practicality, incorporating a guest cloakroom/WC and valuable storage space. Upstairs, four well-proportioned bedrooms await, each offering flexibility for family life, home working or guest accommodation. A comprehensive bathroom, paired with a separate WC, serves all rooms. Externally, the home enjoys an impressive frontage with a multi-vehicle block-paved driveway set behind a purpose-built wall and gated entrance. A single garage provides storage or workshop potential. To the rear, a mature and private garden stretches mainly to lawn, with ample room for outdoor seating, play or future landscaping. With its sizeable footprint, thoughtful extensions and outstanding scope to tailor to personal taste, this is a property best appreciated through internal viewing. EPC Rating D.

Set back from the road behind a multi vehicular block paved drive with gates to fore, access is gained into the accommodation via a PVC double glazed leaded door with window to side into:

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

**ENTRANCE HALL:** Internal doors open to a family lounge, dining room, fitted breakfast kitchen through breakfast area and under stairs storage, stairs lead to first floor, radiator.

**FAMILY LOUNGE:** 16'02 x 12'03: PVC double glazed leaded bay window to fore, space for dining table and chairs, radiator, door opens back to entrance hall.

**REAR DINING ROOM:** 13'11 x 12'03: PVC double glazed windows and patio door open to rear garden, space for complete lounge site, radiator, door back to entrance hall.

**FITTED BREAKFAST KITCHEN:** 15'01 x 10'09: PVC double glazed window to rear, matching wall and base units with recesses for fridge / freezer, integrated oven and grill, edged work surface with two and a half stainless steel sink unit, four ring gas hob having extractor canopy over, tiled splashbacks and flooring, radiator, space for breakfast table and chairs, door opens back to entrance hall with further door radiating to:

**REAR UTILITY:** 14'10 x 10'00: PVC double glazed window to rear, having obscure glazed door providing access to side, matching wall and base units with spaces being provided for freezer, washing machine and wine fridges, internal doors open back to breakfast kitchen and further doors open to storage and:

**GUEST CLOAKROOM / WC:** PVC double glazed obscure window to rear, suite comprising low level WC and corner wash hand basin, tiled splashbacks and flooring, door back to utility.

**STAIRS & LANDING TO FIRST FLOOR:** PVC double glazed leaded window to fore, wall panelling advances to the landing, doors radiate to four bedrooms, a fully comprehensive family bathroom and WC.

**BEDROOM ONE:** 16'08 x 13'06 (into bay) / 10'10: PVC double glazed leaded bay window to fore, fitted wardrobes and space for double bed with complementing suite, radiator, door back to landing.

**BEDROOM TWO:** 13'11 x 12'02: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 12'00 x 7'09: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM FOUR:** 8'08 x 8'07: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising bath, corner shower cubicle with glazed splash screen door and vanity wash hand basin, tiled splashbacks, radiator, door back to landing.

**WC:** PVC double glazed obscure leaded window to side, suite comprising low level WC, tiled splashbacks and flooring, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to a prominent lawn, mature shrubs and bushes line and privatise the property's border with access being given back into the home via doors to lounge and utility.



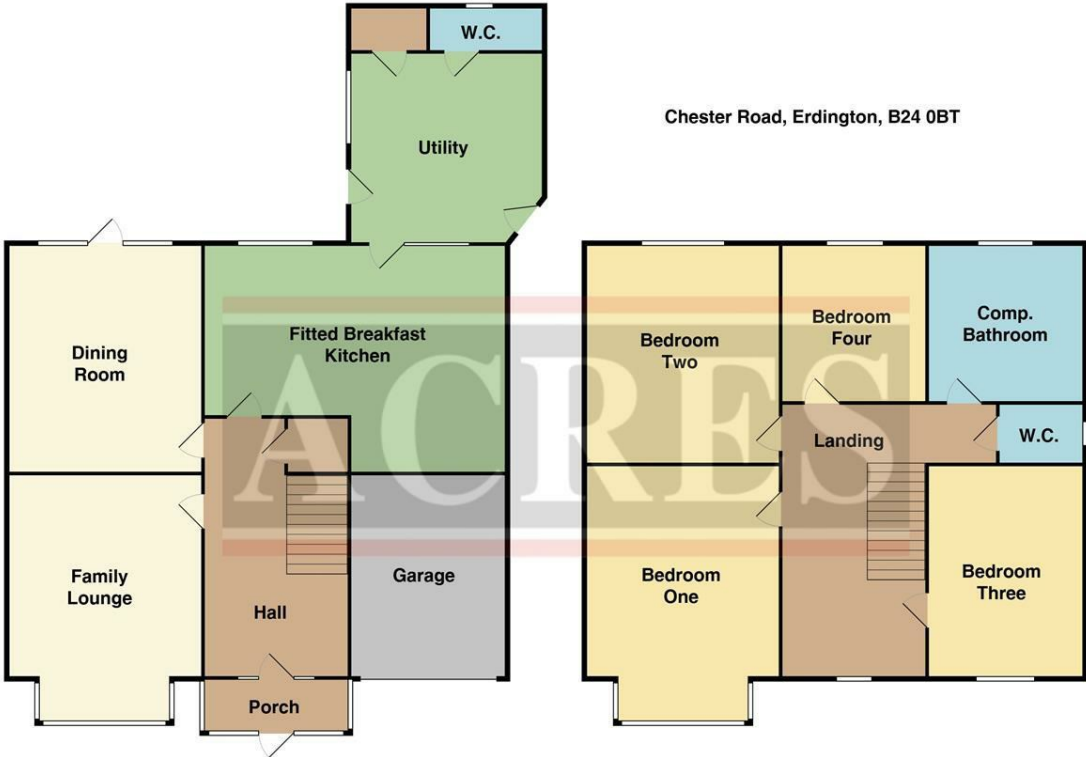
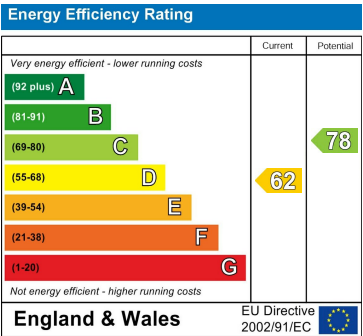




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: E COUNCIL: Birmingham City Council

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.