

ACRES

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- This is an incredible three storey town house
- Entrance hall
- Beautiful open plan fitted kitchen, dining area and sitting area
- First floor with lounge/bedroom 4, further bedroom and shower room
- Second floor with two further generous bedrooms
- Outside is a fore garden with parking space
- Rear garden with patio and lawn
- Excellent location
- No upward chain



AINSDALE GARDENS, ERDINGTON, B24 0EP - OFFERS OVER £225,000

This freehold townhouse offers incredible accommodation throughout and is situated on Chester Road close to many amenities including a park, schools and public transport. The interiors are beautifully presented and include entrance hall, wonderful open plan fitted kitchen, dining area and sitting area, first floor lounge/bedroom four, bedroom three and shower room with large wet and dry shower cubicle and second floor with two further excellent bedrooms. Outside is a fore garden offering parking space and to the rear is a garden with patio and lawn. This property offers amazing accommodation and excellent value for money. Council tax band C. EPC rating D. No upward chain.

Access is via a fore garden with two parking space leading to

Double glazed reception door with matching double glazed panels to either side into:

HALLWAY Staircase to first floor, tiled floor, radiator, dado rail and door into:

OPEN PLAN SITTING ROOM, KITCHEN AND DINING AREA 23'10" max 8'6" min x 15'1" max 8'00" min Offering fabulous modern day living

KITCHEN AREA A range of drawer, base and eye level cupboards, integrated fridge/freezer, integrated washing machine, contrasting work surfaces, tiling to splash back, stainless steel circular sink and drainer, under the double glazed window, four ring electric hob with electric oven under and extractor hood over

DINING AREA Radiator, with open access to

SITTING AREA Double glazed double doors to rear with double glazed windows to either side, door into store cupboard housing wall mounted gas central heating boiler, radiator, tiled floor throughout

FIRST FLOOR LANDING Double glazed window to front, staircase to second floor, doors into Bedrooms, bathroom and

LOUNGE/BEDROOM FOUR 15'2" x 9'8" Large double glazed window to rear, radiator, coving to ceiling

BEDROOM THREE 7'4" x 9'00" Double glazed window to front, dado rail, radiator

SHOWER ROOM Large wet and dry shower cubicle with overhead shower and rinser aid, white pedestal wash hand basin and close coupled WC,. Tiling to part walls, spotlights and extractor fan to ceiling, chrome ladder style radiator/towel rail, door into linen cupboard

SECOND FLOOR Double glazed window to front, radiator

BEDROOM ONE 15'2" x 10'1" A large double bedroom, double glazed window to rear, radiator and door into built in wardrobe, fitted wardrobe, door into store cupboard, coving to ceiling

BEDROOM TWO 11'8" x 9'00" Double glazed window to front, radiator, coving to ceiling, door into built in wardrobe and fitted wardrobe

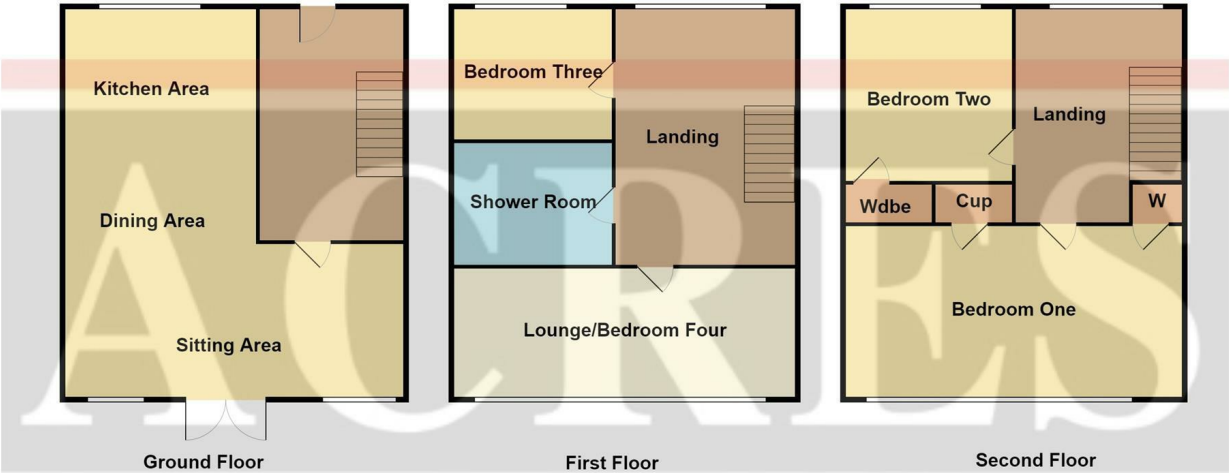
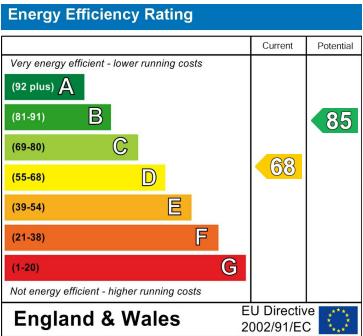
REAR GARDEN with patio and lawn, gated access to rear



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 321 2101



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.