

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A very substantial period style property
- ◆ Very Close to Boldmere High Street and Cross City Line
- ◆ Vestibule and Entrance Hall
- ◆ Lounge with double opening doors
- ◆ Dining Room
- ◆ Fitted Kitchen
- ◆ Family Room with double doors to garden and Ground Floor Bathroom
- ◆ Two bedrooms to the first floor and Shower Room
- ◆ Third Bedroom to the loft
- ◆ Gardens to Front and Rear



385 Gravelly Lane, Erdington, B23 5TA ~ Offers around £280,000

This is an excellent freehold family sized property ideally located close to many amenities including Boldmere High Street, Cross City Line and a Gym. The interiors include vestibule entrance, hallway, family lounge, dining room, fitted kitchen, family room and ground floor bathroom. To the first floor are two bedrooms and a shower room plus staircase up to the loft where there is a further very generous double bedroom. Outside is a brick blocked fore garden and to the rear is a long garden with patio to side and fore leading to a long lawn. You certainly get a lot of house for your money here. It is well worth a look. EPC rating E. Council tax band B.

Access is via a brick blocked fore garden leading to a timber reception door with glazed transom above

VESTIBULE Coving to ceiling, timber glazed reception door into

HALLWAY Staircase to first floor, radiator, coving to ceiling, timber effect floor, access into dining room and double opening doors into

LOUNGE 14'8" max into bay 12'3" min x 12'00" max 11'2" min to chimney breast Double glazed bay window to front,, coving and medallion to ceiling, dado rail, decorative fire surround with tiled cheeks and fitted living flame effect fire, timber effect floor

DINING ROOM 12'3" x 12'0" max 11'2" min to chimney breast Double glazed window to rear, fire surround with decorative tiled cheeks and open grate, radiator, timber effect floor

KITCHEN 10'5" x 7'10" Having a range of drawer, base and eye level cupboards, high gloss work surface and splash back, four ring gas hob with electric oven under, space and plumbing for washing machine, stainless steel sink and drainer, wall mounted gas central heating boiler, double glazed window and door out to garden, door into

FAMILY ROOM 12'2" x 9'0" Double glazed double opening door to side, radiator, timber effect floor and door into

BATHROOM 6'4" x 9'0" Having a white suite comprising of P shaped bath, overhead shower and shower screen, wash hand basin set into a vanity unit, close coupled WC, tiling to walls and floor, double glazed patterned window, spotlights to ceiling, chrome ladder style radiator/towel rail

FIRST FLOOR LANDING Staircase to second floor, double glazed window to rear, door into

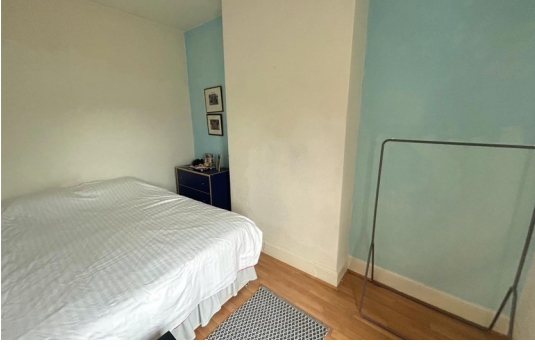
BEDROOM ONE 12'4" x 17'6" max 14'7" min to chimney breast An incredibly generous master bedroom with two double glazed window to front, radiator, door into store cupboard

BEDROOM TWO 12'3" x 7'2" plus door well 6'2" min to chimney breast Double glazed window, timber effect floor, radiator

Garden Paved patio to fore and side leading to a long lawn, fencing and hedging to boarders

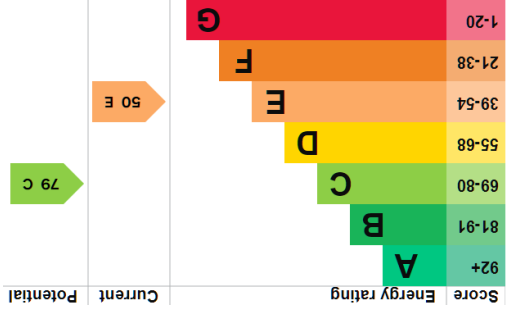
SHOWER ROOM Having a large shower cubicle with fitted shower, wash hand basin set into a vanity unit, close coupled WC, water proof covering to walls, spotlights to ceiling

SECOND FLOOR LOFT ROOM 14'3" max 13'0" min to chimney breast x 12'6" An excellent bedroom with sash window to front, radiator, original style fire surround



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TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)
 As per sales particulars.
 Recommended via Acres on 0121 321 2101.



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.