

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
☎ 0121 321 2101 ✉ [suttoncoldfield@acres.co.uk](mailto:suttoncoldfield@acres.co.uk) 🌐 [www.acres.co.uk](http://www.acres.co.uk)



- ◆ A VERY WELL PRESENTED PROPERTY
- ◆ GENEROUS LIVING ROOM WITH DEEP BAY
- ◆ STYLISH RE-FITTED GREY TONED BREAKFAST KITCHEN
- ◆ THREE VERY LARGE BEDROOMS
- ◆ SHOWER ROOM
- ◆ FORE GARDEN WITH BORDERED LAWN
- ◆ REAR GARDEN WITH PATIO AND LAWN
- ◆ VIEWING IS ESSENTIAL TO APPRECIATE



***86 Birchdale Road, Erdington, B23 7DD ~ Offers in excess of £210,000***

Welcome to Birchdale Road, in Erdington - an excellent location that could be the perfect setting for your new home! This well-presented semi-detached house offers an entrance hall, beautifully presented living room with deep bay window, a delightful re-fitted breakfast kitchen, ideal for creating wonderful meals and entertaining. To the first floor are three excellent bedrooms and shower room. Outside is a well sized garden with patio and lawn. Whether you're looking to settle down or expand your property portfolio, this property offers a fantastic opportunity to create a warm and inviting home. Don't miss out on the chance to make Birchdale Road your new address! EPC rating D. Council tax band B.

Access is via a fore garden with lawn and pathway, double glazed reception door into:

**HALLWAY** Having radiator, staircase to first floor, door into:

**LOUNGE 17'1" max into bay 14'00" min x 13'1" max 12'00" to chimney breast** Having double a glazed bay window, radiator, coving to ceiling, classic fire surround, door into storage and door into:

**BREAKFAST/KITCHEN 16'00" x 9'3"** Grey toned units to include drawer, base and eye level cupboards, stainless steel sink and drainer, marble effect work surface and breakfast bar, tiling to splash back, cupboard housing wall mounted gas central heating boiler, four ring gas hob, electric oven, microwave, integrated washing machine, coving to ceiling, spotlights to ceiling, double glazed rear window and patio door

**LANDING** Having double glazed window and access to loft

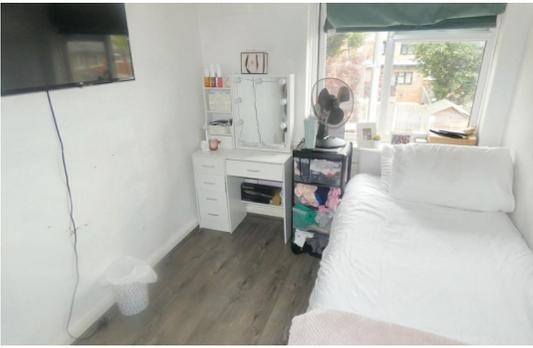
**BEDROOM ONE 12'10" x 8'5" max** Having a double glazed window to rear, radiator, grey toned flooring

**BEDROOM TWO 10'10" x 9'5" max 8'3" min** Having a double glazed window to front, radiator

**BEDROOM THREE** Having a double glazed window to rear, radiator, grey toned flooring

**SHOWER ROOM** Having a large cubicle with overhead shower and rinser aid, white wash hand basin set into a vanity unit, close coupled WC, tiling to part walls, double glazed opaque window, chrome, ladder

**REAR GARDEN** Having patio and lawn, pathway to side and fencing to boundaries



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F		
1-20	G		

**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.

**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.

