

# ACRES

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- ◆ A WONDERFUL PERIOD PROPERTY
- ◆ SITUATED ON A VERY POPULAR RESIDENTIAL ROAD
- ◆ VESTIBULE ENTRANCE LEADING TO A HALLWAY
- ◆ LIVING ROOM WITH BAY WINDOW
- ◆ BEAUTIFUL DINING ROOM
- ◆ INCREDIBLE EXTENDED FITTED KITCHEN
- ◆ TWO DOUBLE BEDROOMS TO THE FIRST
- ◆ FURTHER DOUBLE BEDROOM TO THE LOFT
- ◆ FORE GARDEN OFFERING PARKING SPACE
- ◆ LOVELY TRANQUIL REAR GARDEN



***40 Somerset Road, Erdington, Birmingham, B23 6NG ~ Offers around £275,000***

Welcome to this charming period property located on Somerset Road a very popular residential road. . This delightful property offers wonderful features throughout and very briefly comprises, a vestibule entrance, hallway, delightful family lounge, dining room that opens into a wonderful extended and re-fitted kitchen with a comprehensive range of units and integral appliances, ideal for whipping up delicious meals or entertaining guests. Upstairs you will find two excellent double bedrooms and a luxury re-fitted shower room plus staircase leading up to a stylish double bedroom loft conversion. The mature garden at the rear of the property is a tranquil oasis, perfect for enjoying a morning coffee or hosting summer barbecues. Located in a sought-after area, this property offers a perfect blend of character and modern convenience. Don't miss the opportunity to make this house your home and enjoy all that Somerset Road has to offer. Contact us today to arrange a viewing and take the first step towards owning this wonderful property. EPC rating E. Council tax band B.

Access is via: a fore garden with driveway and planted border leading to a timber reception door with number transom over into:

**VESTIBULE** Having bordered tiled floor, dado rail leading to a timber and glazed reception door into:

**HALLWAY** Having coving and medallion to ceiling, radiator, bordered tiled floor, door into dining room and door into understairs storage:

**LOUNGE 13'2" max into bay x 9'00" max 8'01" min into chimney breast** Having a sash bay window to front, coving and medallion to ceiling, dado rail, stunning fire surround with inset open grate and decorative tiled cheeks, radiator

**DINING ROOM 12'3" x 12'3" max 11'5" min to chimney breast** Having a sash window to rear, radiator, coving and medallion to ceiling, picture rail, door to staircase and open access to extended kitchen, beautiful wrought iron fire surround, open grate and ornate tiled cheeks

**EXTENDED KITCHEN 23'4" x 6'5" max 5'1" min** A really lovely extended kitchen with a comprehensive range of two toned units to include drawer, base, eye level and larder style cupboards, one and a half bowl sink and etched drainer, Siemens induction hob with extractor hood over, fitted electric oven, integrated washing machine, dishwasher, fridge and freezer, Corian work surfaces, upstands and window sills, two double glazed sash styled windows, Velux roof light, spot lights to ceiling and double opening doors to garden, feature tiled floor

### **FIRST FLOOR LANDING WITH STAIRCASE TO SECOND FLOOR**

**BEDROOM ONE 14'1" max 13'00" min to chimney breast x 11'3** Sash windows to front, radiator, coving and medallion to ceiling, original styled fire surround, door into store cupboard

**BEDROOM TWO 12'3" x 9'4" max 8'2" to chimney breast** A second double bedroom, sash window, radiator, picture rail, exposed and painted timber floor, original styled fire surround, built-in mirror fronted double wardrobe

**LUXURY SHOWER ROOM** A double sized cubicle with over head shower and rinser aid, wash hand basin set into vanity unit, close coupled WC, elegant tiling to part walls and floor, fitted cupboard housing gas central heating boiler, double glazed sash window, chrome ladder style radiator/towel rail, spotlights to ceiling

**SECOND FLOOR LANDING** Having a Velux roof line window and door into:

**BEDROOM THREE 14'00" max 10'9" min x 13'10 max (some rest headroom)** An excellent third double bedroom with a Velux window to front and rear, spotlights to ceiling

**REAR GARDEN** A lovely long mature garden with paved side area leading to a paved patio, lawn leading to a large store, planted trees and shrubs throughout





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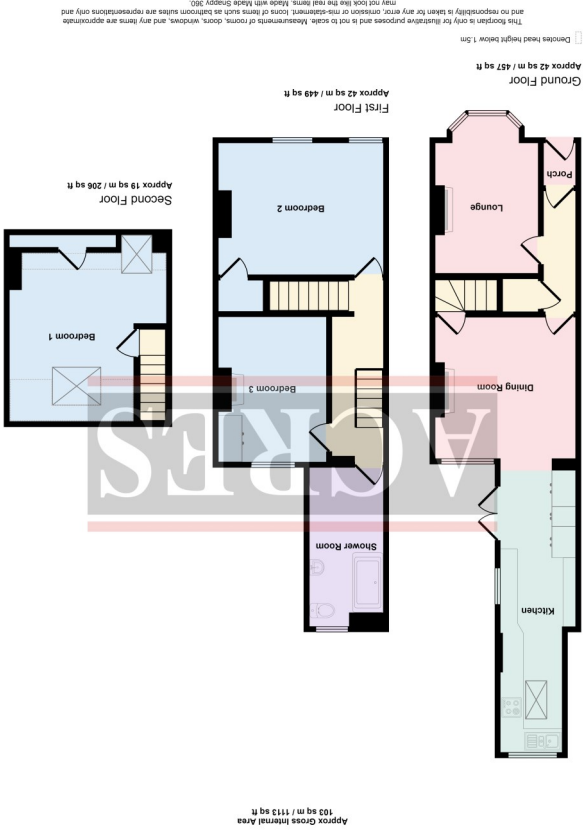
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

**TENURE:**

**COUNCIL TAX BAND:  
FIXTURES & FITTINGS:  
VIEWING:**

As per sales particulars.  
Recommended via Acres on 0121 321 2101.

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.)  
B  
As per sales particulars.



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.