

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ Semi Detached
- ◆ Well Presented throughout
- ◆ Lounge
- ◆ Sitting /Dining Room
- ◆ Three Generous Bedrooms
- ◆ Family Bathroom
- ◆ Recessed Side Garage
- ◆ Enclosed Rear Garden
- ◆ Off Road Parking To Front



97 Goodison Gardens, Erdington, B24 0AG ~ Offers around £300,000

Situated on this popular residential road is this well presented freehold property, the accommodation offers, entrance hall, lounge with double opening doors into the sitting/dining room, and fitted kitchen, to the first floor are three generous bedrooms and family bathroom, out side to the fore is off road parking space, to the side is a recessed garage and the rear garden have a large paved patio and stone chipped area, viewing highly recommended EPC rating D Council tax band C

Access is via: A brick blocked fore garden with parking space and stone chipped side area

ENCLOSED PORCH Having double glazed windows to front and side, double glazed door, tiled floor, double glazed reception door with double glazed opaque glazed panel to side

HALLWAY Having newel and balustrade staircase to first floor, timber effect floor, radiator with radiator cover, coving to ceiling, door into kitchen and door into:

LOUNGE 14'1" x 10'7" A light and airy room with double glazed bow bay window to front with deep display sill, ornate coving and medallion to ceiling, fire surround with fitted feature inset electric living flame effect fire back and hearth, radiator with radiator cover, double opening multi paned entertaining doors into:

SITTING ROOM 8'5" x 8'10" Decorative coving and medallion to ceiling, timber effect floor , radiator, double glazed double opening doors to garden with double glazed panels to sides, archway through to:

KITCHEN 10'4" max 8'0" min x 7'6" max 4'6"min to chimney front Having a range of drawer, base and eye level cupboards, timber effect work surface, tiled splashback, integrated fridge freezer, dish washer, coving to ceiling, four ring gas hob with electric oven under, door into utility cupboard with space and plumbing for washing machine, shelving above, double glazed window to side, double glazed door to garden

FIRST FLOOR LANDING Having double glazed opaque window to side, access to loft, door into airing cupboard, and further doors into:

BEDROOM ONE 10'3" max into wardrobes 8'3" min to wardrobe front and 13'1" Having double glazed window to front, radiator, fitted wardrobes to one wall, coving and medallion to ceiling

BEDROOM TWO 11'7" x 8'0" min to wardrobe front 10'5" max into wardrobe A second double bedroom with fitted wardrobes and chest of drawers to one side, coving and medallion to ceiling, radiator, double glazed window to rear

BEDROOM THREE 6'5" x 7'0" max into wardrobe 7'0 min to wardrobe front Having double glazed window to front, radiator, built-in double wardrobe

BATHROOM Having a white suite comprising p-shaped bath with electric shower over and shower screen, wash hand basin set into a vanity cupboard, close coupled WC, radiator, tiling to walls, double glazed opaque window to rear

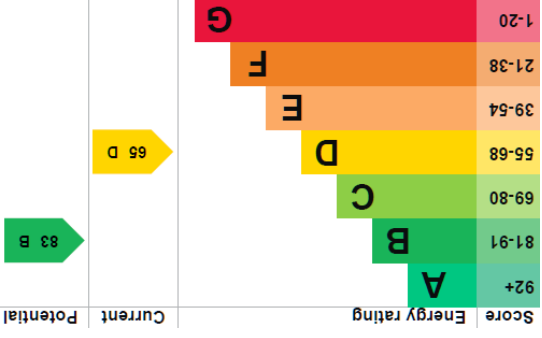
REAR GARDEN Having paved patio to fore with lawned area and raised stone chipped area with a central water feature, door into garage, fencing and foliage to borders

GARAGE 16'11" x 7'11" (Please check for suitability of this garage for your own vehicle) An up and over door to front, light and power, double glazed door to garden



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.

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.

