

# ACRES

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- \* An excellent traditional styled property
- \* Entrance hall
- \* Family lounge
- \* Dining Kitchen
- \* Three Bedrooms
- \* Stone Chipped fore garden
- \* Rear Garden with long lawn
- \* Close to many amenities including all at Wylde Green
- \* No upward chain
- \* Garage to rear



***244 Orphanage Road, Erdington, Birmingham, B24 0BE – Offers over £300,000***

Welcome to this charming freehold property located on Orphanage Road in a sought after area that is very close to the Wylde Green boarder. This delightful semi-detached house boasts an entrance hall, lounge to the front and excellent dining kitchen to the rear offering a lovely space to prepare and enjoy delicious meals together. To the first floor are three bedrooms and a luxury bathroom with white suite including a double ended stand alone bath and shower cubicle. Outside is a stone chipped fore garden and to the rear is a long garden with both patio and lawn. Situated in an excellent location, this property offers convenience and accessibility to local amenities, schools, parks, and transport links, making it a desirable place to call home. Don't miss out on the opportunity to make this lovely house your own and create a lifetime of memories in this wonderful community. Contact us today to arrange a viewing and take the first step towards owning your dream home on Orphanage Road. EPC rating D and Council tax band C.

Access is via: driveway with off road parking and side gated access to rear, patterned PVC glazed front door leading to:

**HALLWAY** A bright and welcoming entrance having double glazed window to side, radiator, coving to ceiling, under stairs storage, stairs leading to first floor landing

**LOUNGE 13'10" max into bay 11'11" min x 11'09"** Having double glazed bay window to front with leaded light top light, radiator

**KITCHEN/DINER 18'01" x 12'05" max x 11'03" min** Having a range of cream shaker styled, drawer wall and base cabinets, stainless steel sink and drainer with mixer tap, electric oven with electric hob over, stainless steel splash back and extractor, integrated fridge and freezer,

**DINING/FAMILY AREA** Having double glazed patio door to rear, two radiators

**LANDING** Having double glazed window to side, access to loft, doors leading into:

**BEDROOM ONE 11'11" x 11'09" x 11'01" min** Having a double glazed bay window to front with leaded light top lights, coving to ceiling, radiator

**BEDROOM TWO 11'11" max 11'01" min x 10'7"** Having double glazed window to rear with leaded light top lights, coving to ceiling, radiator

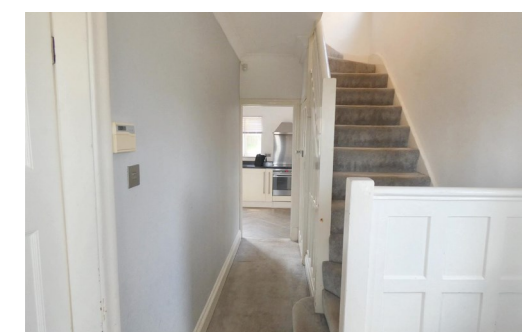
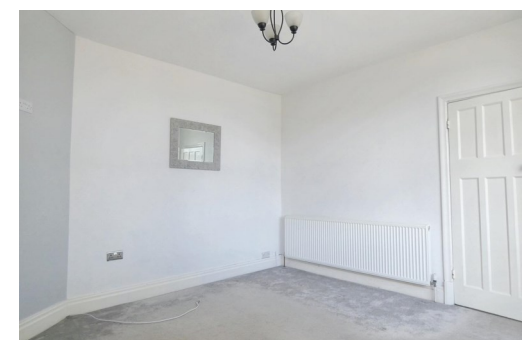
**BEDROOM THREE 7'11" x 5'10"** Having double glazed window to front, radiator

**FAMILY BATHROOM** Having a white suite including roll top bath with central mixer tap over, pedestal wash hand basin, self contained shower cubicle, chrome ladder style radiator/towel rail, downlights, double glazed opaque window to front

**GARDEN** A generous garden with decked patio area, leading to lawn, selection of mature shrubs and access to brick built storage and rear garage

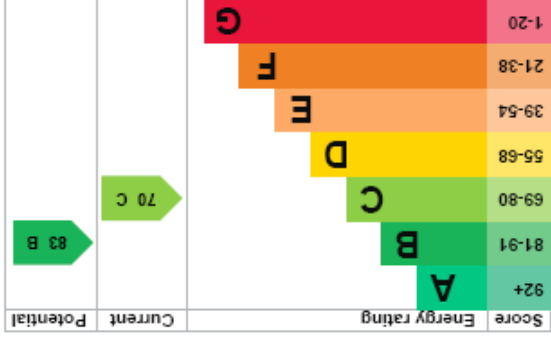
**REAR GARAGE (please check the suitability of this garage for your own vehicle)** Double doors and access via gated driveway





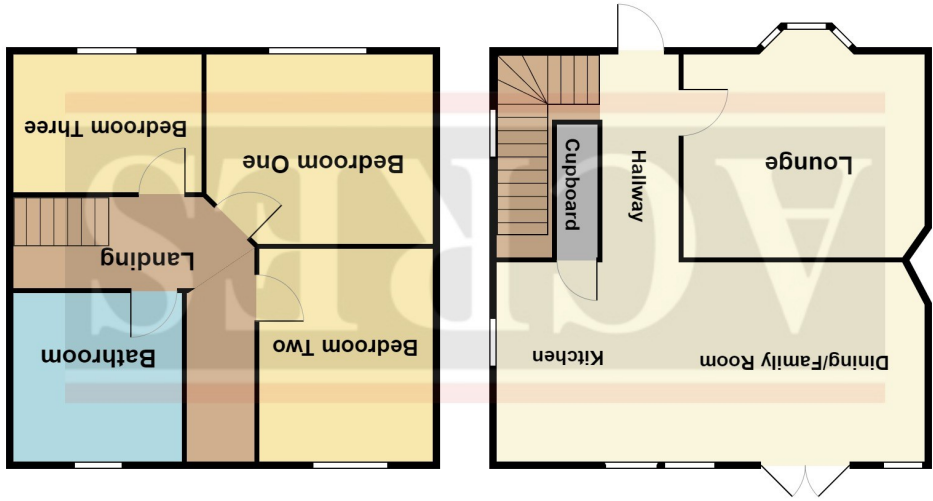
**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**





**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.)  
 C  
 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.