

# ACRES

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- \* A lovely extended residence
- \* Entrance hall
- \* Open plan Lounge, Dining room and fitted kitchen
- \* Utility
- \* Home office or second sitting room
- \* Four excellent bedrooms
- \* Family bathroom with white suite
- \* Fore Garden with multiple parking space
- \* Rear garden with patio and lawn
- \* Viewing is essential



***28 Woodcote Road, Erdington, B24 0HA – Offers over £325,000***

Welcome to this charming, freehold semi-detached house located on Woodcote Road in this lovely residential area. As you step inside, you'll be greeted by welcoming entrance hall leading to a beautifully designed open plan lounge, dining room, and kitchen area, creating a spacious and inviting atmosphere for everyday living. There is also a home office or second sitting room (formally the garage) and a utility. To the first floor are four generously sized bedrooms, offering ample space for a growing family and stylish family bathroom with white suite. Outside is a brick blocked fore garden offering multiple parking space and to the rear is a garden offering patio areas and long lawn. With easy access to local amenities, schools, and transport links, this property offers both convenience and comfort. Don't miss out on the opportunity to make this house your home and enjoy the benefits of modern living in a desirable location. Contact us today to arrange a viewing and take the first step towards owning this wonderful property on Woodcote Road. Council tax band B and EPC rating D.

Access is via: A brick blocked fore garden offering multiple parking spaces

Double glazed leaded light door into

**PORCH** Double glazed window to side, double glazed leaded light reception door into

**HALLWAY** Newel and balustrade staircase to first floor, radiator, timber effect floor, open access to kitchen and door into

**HOME OFFICE/SITTING ROOM 11'10" x 7'4"** Double glazed window to front, radiator, timber effect floor

**OPEN PLAN LIVING AREA INCLUDING LOUNGE, DINING AREA AND KITCHEN**

**LOUNGE 13'1" max into bay 10'10" min x 10'8" max 9'5" min to chimney breast** Double glazed bay to front, picture rail, classically styled fire surround and timber effect floor that continues through to

**DINING AREA 12'11" max to bay 10'6" min x 20'03" max 13'7" min** Double glazed bay to rear with central door out to garden, radiator, coving to ceiling, picture rail leading to

**KITCHEN** Having a range of light toned modern styled units, including drawer, base and eye level cupboards, white crock sink and drainer, four ring induction hob with extractor hood over and oven below, timber styled work surfaces, tiling to splash back, space for American styled fridge freezer, spotlights to ceiling, double glazed rear window, door into

**UTILITY** Space and plumbing for washing machine, space above for dryer

**FIRST FLOOR LANDING** Doors into

**BEDROOM ONE 10'10" x 10'10" max 9'8" min to chimney breast** Double glazed window to rear, radiator, picture rail and access to loft space

**BEDROOM TWO 12'3" max into bay 10'00" min x 9'1" max 7'11" min to chimney breast** Double glazed bay window to front, radiator, picture rail

**BEDROOM THREE 13'1" max 9'10" min x 7'4" max** Double glazed window to front, radiator

**BEDROOM FOUR 6'5" x 6'10"** Double glazed window to front, radiator

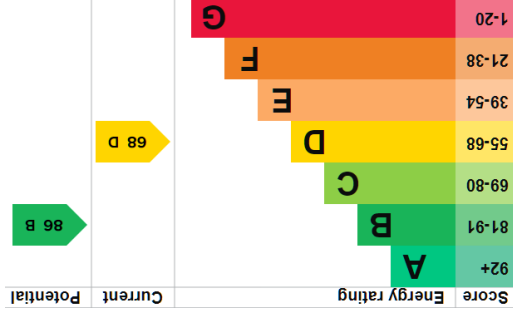
**BATHROOM 9'00" x 7'3"** White suite with panelled bath and overhead shower attachment, pedestal wash hand basin, close coupled WC, self contained shower cubicle with fitted over head shower and rinser aid, grey toned tiling to part walls, double glazed opaque window, chrome ladder style radiator/towel rail, spotlights to ceiling

**REAR GARDEN** Brick blocked patio leading to a long lawn and paved area to far rear, fencing to boundaries



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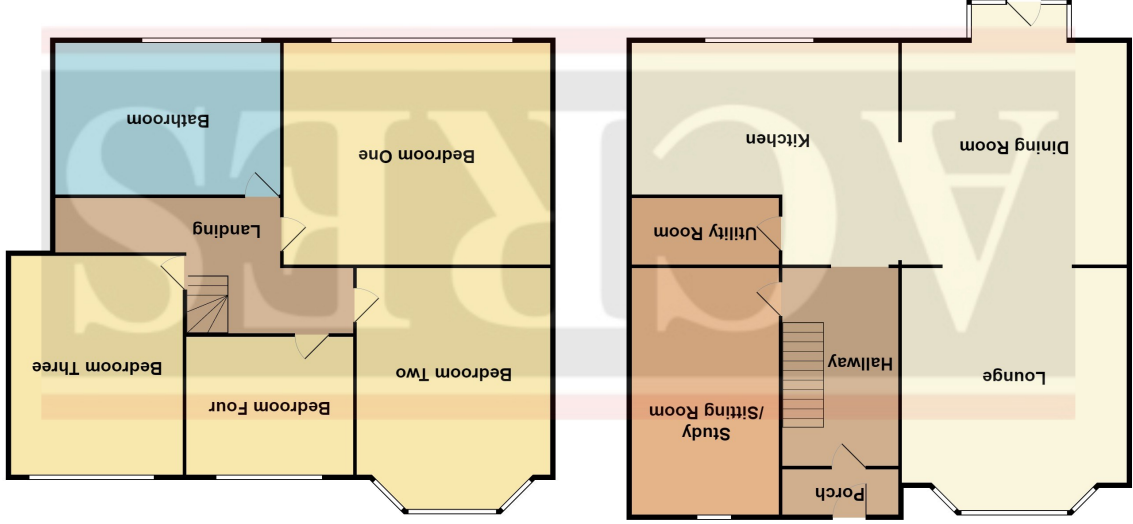




**TENURE:**

**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.)  
**B**  
 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.