

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A lovely property set on a very popular residential development
- * Entrance Hall
- * Well presented lounge
- * Dining Area
- * Fitted kitchen
- * Spacious conservatory
- * Three bedrooms all with fitted wardrobes
- * Shower Room
- * Fore garden leading to gated parking area and garage
- * Beautifully manicured rear garden



28 Walsh Grove, Erdington, B23 5XE– Offers in the region of £250,000

Welcome to Walsh Drive a lovely cul-de-sac location . This excellent property is freehold and offers the following accommodation, an entrance hall, stylish lounge with open access into a dining area and patio doors into a spacious conservatory offering fabulous garden views and plenty of natural light to flood into the space. plus a fitted kitchen with light toned units. To the first floor are three bedrooms all with fitted wardrobes and a shower room. Outside is a fore garden with lawn and ornate gates to a secure parking area in front of the garage. To the rear is a beautifully manicured garden with patio area, lawn and an abundance of flowering and verdant trees and shrubs. Don't miss out on the opportunity to make this house your home and enjoy all the comforts and conveniences it has to offer. Contact us today to arrange a viewing and envision yourself living in this delightful property. EPC rating C. Council tax band C.

Access is via: A double glazed reception door into hallway, radiator, staircase to first floor and door into:

LOUNGE 12'8" x 12'2" max 10'8" min Having double glazed bow bay window to front, classically styled fire surround with marblesque back and hearth, fitted living flame gas fire, radiator, coving and medallion to ceiling, dado rail, open archway to:

DINING AREA 9'10" x 8'00" Having coving and medallion to ceiling, two radiators, double glazed patio doors to conservatory and access to:

KITCHEN 9'08 x 7'3" Having drawer, base and eye level cupboards, work surfaces, tiling to walls, four ring gas hob, electric oven under, extractor hood over, white crock one and a half bowl sink and drainer, double glazed window, space and plumbing for washing machine, space and plumbing for slimline dishwasher, wall mounted gas central heating boiler, tiled floor, double glazed door to side and door into understairs storage

CONSERVATORY 8'6" max 8'5" max Having double glazed window to sides, double glazed double door, radiator

FIRST FLOOR LANDING Access to loft, double glazed window to side, door into airing cupboard

BEDROOM ONE 13'8" max into wardrobe 12'00" to wardrobe front, 11'1" min Comprehensively fitted with bedroom furniture, double glazed leaded light window to front, radiator

BEDROOM TWO 9'00" max 7'2" min x 8'5" Having double glazed window to rear, fitted mirror front wardrobes, radiator

SHOWER ROOM Having self contained shower cubicle, wash hand basin, close coupled WC, chrome ladder style radiator/towel rail, double glazed patterned window, tiled walls and floor, spotlights to ceiling

BEDROOM THREE 7'10 max 6'10 max into wardrobe 4'10" min to wardrobe front Having double glazed leaded light window to front, built in wardrobes, radiator

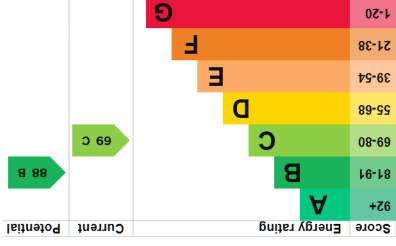
GARDEN A beautifully manicured garden with lawn and an abundance of planted shrubs

GARAGE (Please check the suitability of this garage for your own vehicle) Gates leading to a parking space in front of garage, up and over door to front



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



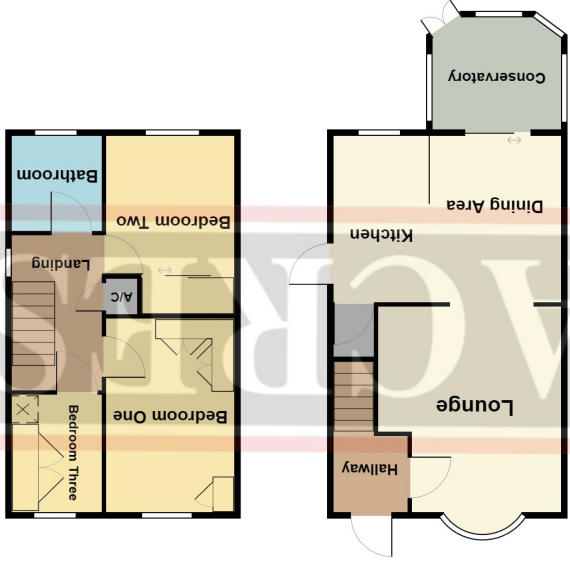


TENURE:

**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.)
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.