

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk

- A lovely traditional styled property
- Open porch and entrance hall
- Lounge
- Dining Room with door out to the garden
- Three bedrooms
- Bathroom and separate W.C.
- Fore Garden
- Very long, beautifully matured rear garden
- No upward chain
- Double glazing and gas central heating (both where specified)



SPRING LANE, ERDINGTON, B24 9BT - OFFERS OVER £230,000

Located on Spring Lane, this excellent traditional styled freehold property is close to many amenities including schools, park and shops. The property offers a superb opportunity to extend and improve (with relevant permissions). The interiors include a welcoming entrance hall, Lounge with bay window to front, dining room with door out to the garden and kitchen. To the first floor are three bedrooms, bathroom and separate W.C. Outside to the front is a garden with bordered lawn and to the rear is an amazing long mature garden with patio, large lawn and an abundance of flowering and verdant trees and shrubs. Offering no upward chain this is a property that you do not want to miss out on viewing EPC rating to be confirmed, Council tax band C.

Access is via a fore garden with bordered lawn and open canopy porch with tiled floor, timber and stained glass reception door with stained glass, leaded light windows to sides into

HALLWAY A welcoming entrance with staircase to first floor, radiator, double glazed vertical windows and doors into lounge, dining room, understairs storage and kitchen

LOUNGE 14'11" max into bay 12'11" min x 11'1" max 9'11" min Double glazed bay with leaded light top lights, radiator, stone fire place

DINING ROOM 12'00" x 11'3" max 10'1" min to chimney breast An excellent second reception room with double glazed window system to rear including central door to garden, tiled fire surround, radiator

KITCHEN 8'10" x 6'3" Drawer, base and eye level cupboards, work surfaces, space for electric cooker, space and plumbing for washing machine, space for fridge, stainless steel sink and drainer, work surface, wall mounted gas central heating boiler, double glazed window and door to rear

FIRST FLOOR LANDING Double glazed opaque window to side, access to loft space, doors into

BEDROOM ONE 15'3" max into bay 12'10" min x 11'3" max 10'2" min Double glazed bay to front with leaded light top lights, radiator, tiled fire surround, picture rail

BEDROOM TWO 12'00" x 11'3" max 10'3" min Double glazed window to rear with lovely garden views

BEDROOM THREE 8'00" (plus stairwell) x 6'3" Double glazed window to front with leaded light top lights

BATHROOM White panelled bath, pedestal wash hand basin, door into airing cupboard, tiling to part walls, double glazed patterned window, radiator

SEPARATE WC White close coupled WC, double glazed patterned window

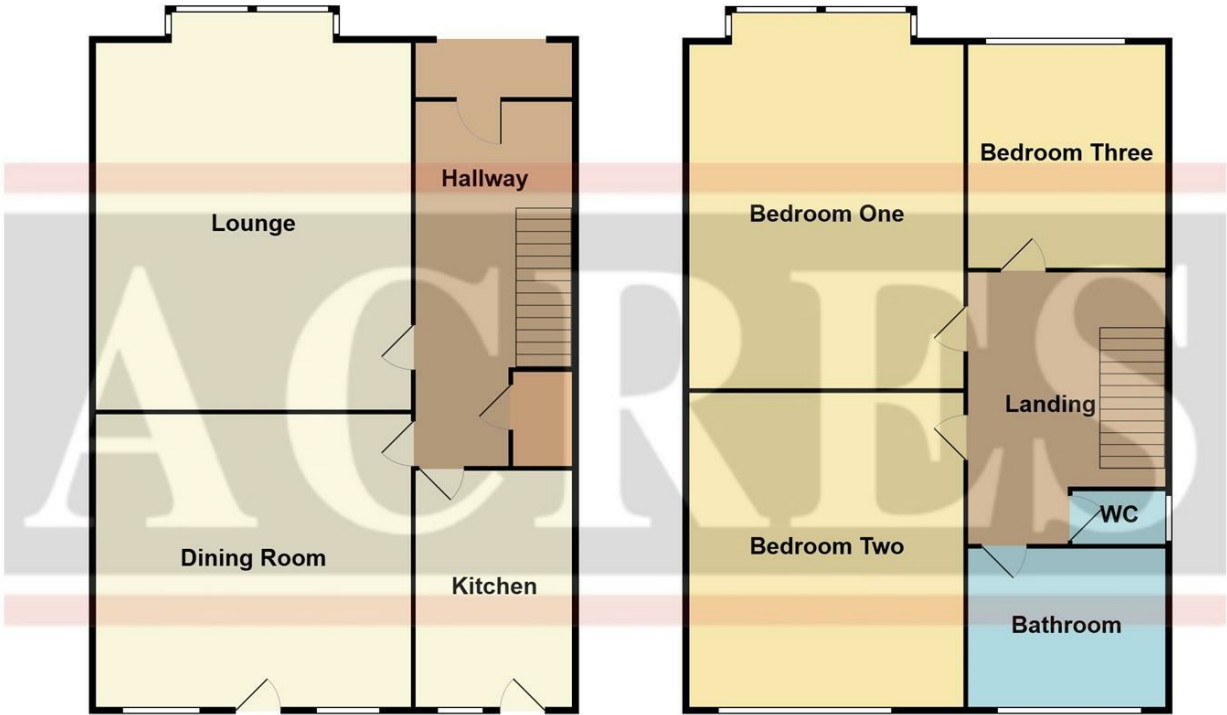
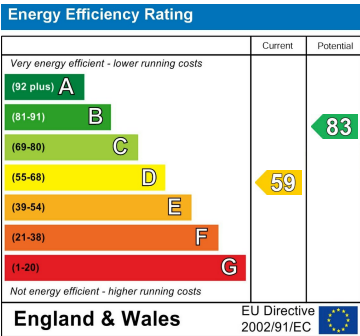
REAR GARDEN A very long garden with patio to fore leading to a very long lawn with an abundance of trees and shrubs



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly 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.