

ACRES

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- Four bedrooms
- Well-appointed family bathroom
- Lounge with open fire
- Rear dining room
- Fitted breakfast kitchen
- Integrated appliance's
- Utility room & Shower room
- Additional lower ground family room/ snug
- Twin patios and additional decking, lawned garden
- Highly deceptively spacious & much improved/well presented



MINSTEAD ROAD, ERDINGTON, B24 8PR - OFFERS AROUND £340,000

This highly deceptively spacious much improved and well-presented free hold semi-detached family home is set in a central convenient location. Complimented by gas central heating and having pvc double glazing (both where specified) to fully appreciate the property on offer its true spacious proportions many features together with improvement's we highly recommend an internal inspection. Briefly consiving enclosed porch, welcoming lounge with fireplace, rear dining/family room, fitted breakfast kitchen with appliance's, utility room, guest w/c / shower room. To the first floor there are three good bedrooms together with a well-appointed family bathroom to the second floor a further bedroom/office with deep storage area oof. Further more to the lower ground floor there is a further substantial family room/snug once more having guest wc obelc shower room off. The property has petered rear garden with patio, decking and lawn. Council tax band C

Set back from the road way behind a twin car drive a multi locking front door with double glazed insets opens to

ENCLOSED PORCH: Pvc double glazed window to side, period style radiator, door to

ATTRACTIVE LOUNGE 22'03" max 15'03" min x 11'03" max 5'06" min: Pvc double glazed bay window to front, double radiator, open fire grate fire set on a slate half having fire surround, wood laminate flooring, stairs off

DINING ROOM 13'06" x 11'03": Double radiator, pvc double glazed patio doors to an enclosed decking area having elevated aspects

FITTED BREAKFAST KITCHEN 13'03" x 10'07": Pvc double glazed window to side, one and a half bowl sink unit set into sweeping contemporary work surfaces with glazed splashbacks there are a range of high gloss units to both base and wall level including draws, integrated dishwasher, American style fridge freezer, integrated oven having microwave above, fitted gas hob with extractor canopy over, four space breakfast area, radiator, tiled floor

UTILITY ROOM 9'00" x 5'00": Pvc double glazed window and door to side, plumbing and space for washing machine and dryer, radiator, storage cupboard

GUEST WC OBLIC SHOWER ROOM: Pvc double glazed obscure window to side, white suite consiving enclosed shower cubicle, wash hand basin, low flushing wc

STAIRS TO LOWER GROUND FLOOR

FAMILY ROOM/DEN 24'04" x 11'00" max 6'07" min: Pvc double glazed patio door to paved patio area, double radiator, wall mounted fire

SHOWER ROOM /WC: white low flushing, wash hand basin, enclosed shower cubicle, chrome ladder style radiator

STAIRS TO FIRST FLOOR LANDING: Double radiator

BEDROOM ONE 18'00" max 15'07" min 11'04 max 10'01 min: Pvc double glazed bay window to front, double radiator

BEDROOM TWO 13'07" x 11'02" max 10'00" min: Pvc double glazed window to rear, double radiator

BEDROOM THREE 14'03" max 12'02 min x 10'08": Pvc double glazed window to side, double radiator,

FAMILY BATHROOM: Pvc double glazed obscure window to side, matching white suite, consiving bath, vanity hand wash basin having base unit beneath, low flushing wc, chrome ladder style radiator, complimentary contemporary tiling to walls and floor

STAIRS TO SECOND FLOOR

BEDROOM FOUR 9'01" x 8'02": Pvc double glazed window to side, double radiator, opening too deep storage/display area

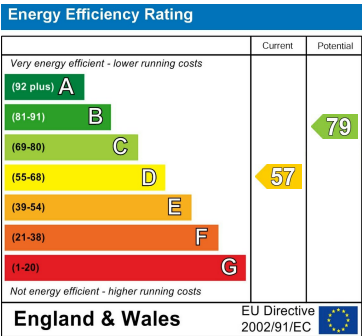
OUTSIDE: Further paved patios area and lawned rear garden



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



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

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.

