

ACRES

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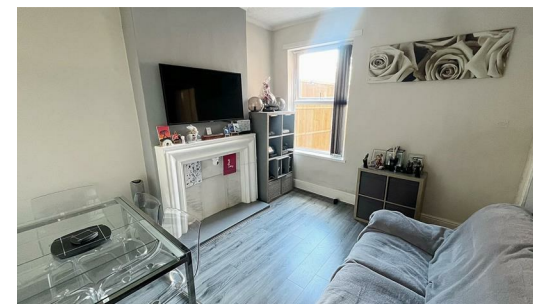
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- Spacious and well-presented, end townhouse
- Enclosed porch leading into hallway
- Fitted breakfast kitchen
- Attractive front lounge with feature fire surround
- Three bedrooms
- Modern, family bathroom with white suite
- Rear garden with courtyard space
- Garage with rear access
- Recently improved and modernised throughout
- Located near road links, schools, and transport



MINSTEAD ROAD, ERDINGTON, B24 8PT - OFFERS AROUND £240,000

This highly deceptively spacious, much-improved and well-presented, freehold, end townhouse - family home is set in a central, convenient location close to excellent road links. Complimented by gas central heating and having PVC double glazing (both wear specified) the property has undergone a host of improvements and is complimented further by its position being set close to public transport links and local schools. To fully appreciate the property on offer, its true proportions and features, we highly recommend an internal inspection. Briefly comprising: enclosed porch, reception hall, lounge, dining / family room, fitted breakfast kitchen, rear utility room. To the first floor, there are three bedrooms, together with a family bathroom provided with white suite. The property has a rear garden/ courtyard, together with garage accessed via vehicular right of way.

Set back from the roadway behind a lawn fore garden with pathway access is gained to the property via a part obscure PVC double glazed door opening to

Fully enclosed porch: PVC double glazed windows to front and side, part glazed door to

RECEPTION HALL: Radiator, wood laminate flooring.

LOUNGE: 13' max, 11'1" min / 10'8" max, 9'9" min. PVC double glazed square bay window to front, radiator, marble hearth with recess, having fire surround, wood laminate flooring.

DINING ROOM: 12'3" x 11' max, 10'1" min. PVC double glazed window to rear, tiled hearth with fireplace recess and minster style surround, radiator, wood laminate flooring, under stairs, storage cupboard.

FITTED KITCHEN: 16'1" x 8". Two PVC double glazed windows to side, single-drainer sink unit having double-base unit beneath. There are further units fitted to both base and eye level, including drawers, rolled-edge work surfaces, cooker recess, wine rack, space for fridge-freezer, space for breakfast table, radiator.

UTILITY ROOM: 9'8" x 7'10". PVC double glazed window to side and door to rear, single-drainer sink unit having base unit beneath, further wall and base units, rolled-edge work surfaces, recesses for washing machine and dryer, radiator.

STAIRS TO LANDING.

BEDROOM 1: 13'4 x 14'2" max x 11'3" min. Two PVC double-glazed windows to front, double radiator.

BEDROOM 2: 12'1" x 8'4" max x 7'7" min. PVC double-glazed window to rear, radiator.

BEDROOM 3 : 10'2" x 8". PVC double-glazed window to rear, radiator.

BATHROOM: PVC double-glazed obscure window to side, matching P-shaped bath comprising bath having shower over with glazed splash screen, vanity wash hand basin with base unit beneath, low flushing WC. Decorative complementary tiling to walls and floor, chrome ladder style radiator.

OUTSIDE: Courtyard style garden enclosed by timber fencing and having gate to rear accessing rear vehicular right of way giving access to

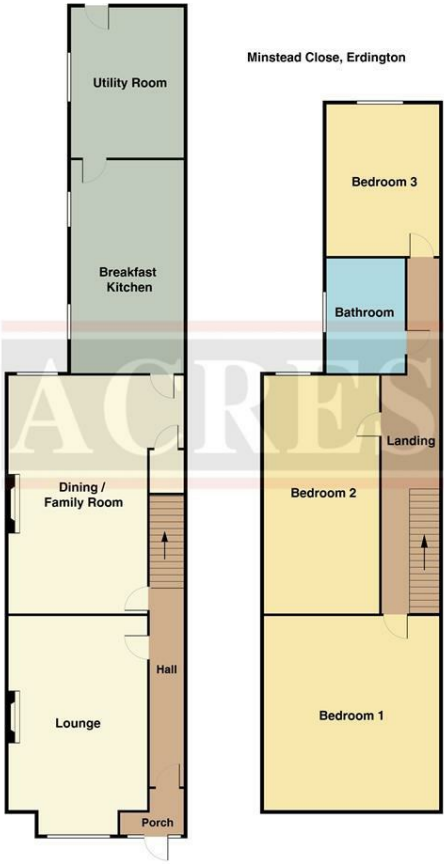
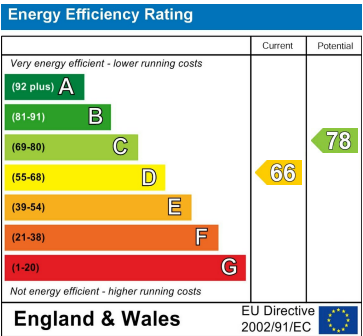
SINGLE CAR GARAGE: having up and over door, additional rear garden set to the rear of garage.



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 : A

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.

