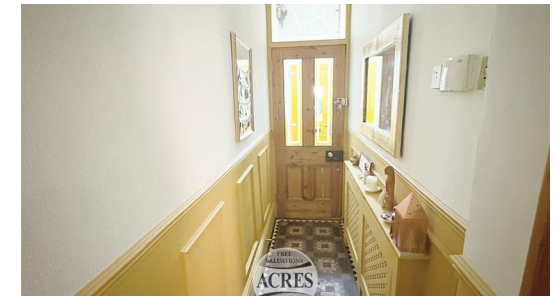


ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk

@ www.acres.co.uk

- Spacious terraced property in a sought-after residential location
- Low maintenance front garden and welcoming porch entrance
- Open-plan lounge/diner
- Fitted Kitchen with Breakfast area
- Two double bedrooms plus an office space/nursery
- Stylish modern family bathroom
- PVC double glazing and gas central heating (where specified)
- Low maintenance garden to the rear with Garage
- Close to local amenities, schools, and transport links



EDWARDS ROAD, ERDINGTON, B24 9HD - OFFERS AROUND £240,000

A spacious terraced property offering a versatile layout, modern finishes, and generous living space throughout. Situated in a popular residential location, the property features an impressive open plan lounge/diner, a fitted kitchen with breakfast area, two well proportioned double bedrooms plus an additional office space, and a contemporary family bathroom. Benefiting from PVC double glazing and gas central heating (where specified), this home is ideal for families or first time buyers.

The property is approached via a pathway and a well maintained front garden, leading to a porch.

Porch: The porch features a part obscure glazed front door and tiled flooring, providing a bright and practical entrance.

Hallway: A part glazed door opens into the hallway, which benefits from a radiator with decorative cover, tiled flooring, and stairs leading to the first floor.

Open Plan Lounge/Diner: 25'11" x 10'07": A generous open plan living and dining space with a PVC double glazed bow window to the front and a further PVC double glazed window to the rear. A feature fireplace with marble hearth and decorative surround creates a focal point to the room, two radiators and laminate flooring, door leads too;

Breakfast Area: 8'06" x 8'05": With a PVC double glazed window to the side, radiator, space for a breakfast table, and access to an under stairs storage cupboard.

Kitchen: 9'07" x 8'05": Fitted with a comprehensive range of matching base and wall units with drawers, complemented by roll top work surfaces, incorporating a one and a half bowl sink with mixer tap, integrated oven, gas hob with extractor hood over, integrated dishwasher, and space for a washing machine. Finished with tiled splashbacks, tiled flooring, a PVC double glazed window to the side, and a PVC double glazed door leading to the rear garden.

First Floor Landing: Loft access point and storage cupboard.

Bedroom One: 12'03" x 13'11": PVC double glazed window to the front with frosting effect film, radiator, and wooden flooring

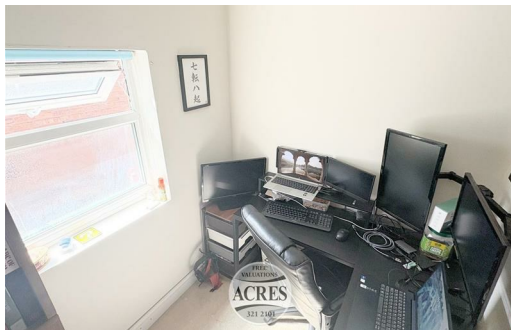
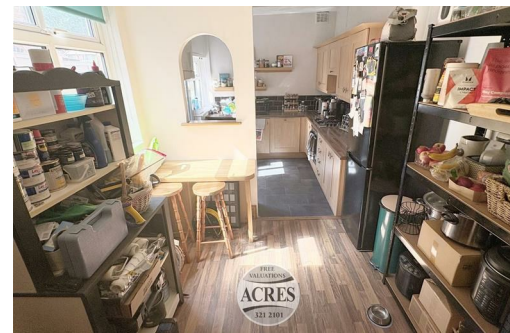
Bedroom Two: 13'02" x 8'06" max/7'04" min: PVC double glazed window to the rear, radiator, feature fireplace, and wooden flooring.

Office Space: 6'05" x 5'06": Obscure PVC double glazed window to the side and radiator ideal for home working. Could be utilized as a nursery as well.

Bathroom: 11'01" x 8'04": Modern white suite comprising a large double shower with tiled surround, panelled bath, low flushing WC, and hand wash basin set in a floating vanity unit, chrome effect ladder style radiator, tiled flooring, and obscure PVC double glazed window to the rear.

Garden: To the side of the property, a paved area provides a useful space for storage or planting, leading through to a stone chipped patio area ideal for outdoor seating and entertaining. The rear garden is mainly laid to lawn, offering a pleasant green space, with a pathway extending to a rear garage for convenient access.

Garage: (please check the suitability for your own vehicle)



TENURE:

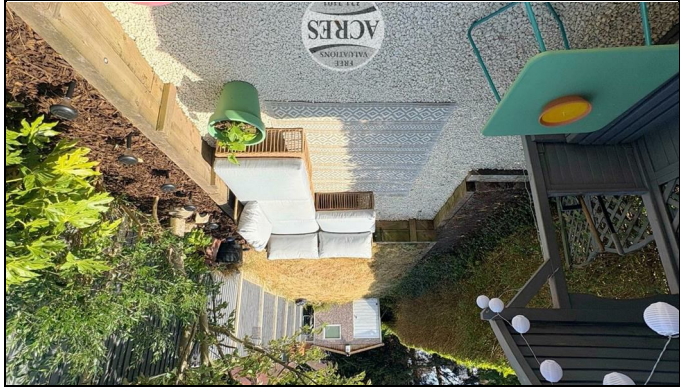
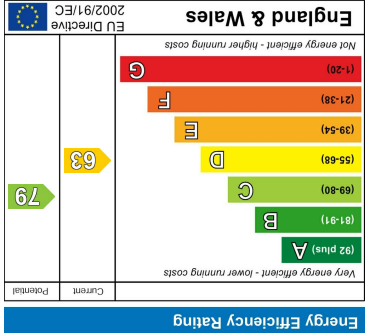
We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX :

B

VIEWING:

Highly recommended via Acres on 0121 321 2101



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.