

ACRES

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

@ www.acres.co.uk

- Semi detached family home
- Hallway with stained glass features
- Spacious lounge
- Dining room with patio doors leading to the rear garden
- Fitted kitchen
- Three well proportioned bedrooms
- Family bathroom
- Mature rear garden
- PVC double glazing and gas central heating
- Excellent location, close to local schools, amenities and transport links



DARE ROAD, ERDINGTON, B23 6PE - OFFERS AROUND £265,000

This family home is ideally positioned and offers spacious accommodation throughout, blending character features with modern convenience. Benefitting from PVC double glazing and gas central heating (both where specified), a welcoming hallway, two reception rooms, fitted kitchen, three bedrooms and a family bathroom, the property also enjoys a mature rear garden and driveway offering parking. It is well suited for families and buyers seeking a home with potential in a popular and convenient location.

Accessed via a lawned fore garden and a stone chipped driveway.

Hall: Complemented by an arched style window and a PVC front entrance door. Internally, the welcoming hallway features a solid wooden front entrance door with a beautiful stained glass inset and matching stained glass side windows. There is a radiator, stairs leading to the first floor landing, and access to an understairs storage cupboard.

Lounge: 12'05" max (11'03" min) x 13'10" max (11'02" min) A light and inviting reception room with a PVC double glazed box bay window to the front, radiator, and a feature gas coal effect fire with marble hearth and decorative surround. An open archway leads through to the dining room.

Dining Room: 11'08" max (10'06" min) x 11'11" Offering an excellent space for family dining and entertaining, with PVC double glazed patio doors opening onto the rear garden, radiator, and ample space for free standing dining furniture.

Kitchen: 8'07" x 6'08" Fitted with a range of matching base and wall units, work surfaces, and tiled splashbacks. There is a 1.5 bowl sink, a gas oven and hob with extractor hood over, space for a washing machine, and a radiator. A PVC double glazed window overlooks the rear, and a matching door provides access to the garden.

First Floor Landing Featuring the original wooden stained glass window, adding character and charm.

Bedroom One: 11'10" max (10'10" min) x 13'02" max (11'03" min) A generously sized principal bedroom with PVC double glazed bay window to the front, radiator, and space for free standing bedroom furniture.

Bedroom Two: 11'07" max (10'08" min) x 12'00" A double bedroom with PVC double glazed window to the rear, radiator, and space for bedroom furnishings.

Bedroom Three: 7'10" x 6'09" PVC double glazed window to the front and radiator.

Bathroom: Appointed with an obscure PVC double glazed window to both the rear and side, panelled bath, low flushing WC, hand wash basin, radiator, and tiled surrounds.

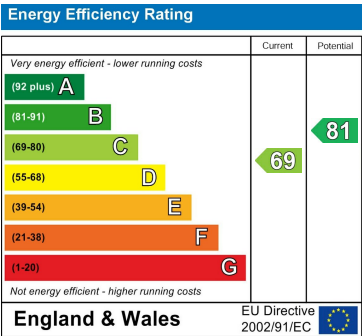
Rear Garden: A good sized rear garden with a lawned area, paved patio, and a variety of shrubs and trees providing interest and maturity. The garden is enclosed by fencing to all sides and benefits from double side access.



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.