

ACRES

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www.acres.co.uk



- Well Presented End-terraced Property
- Lounge & Dining Room
- Breakfast kitchen
- Utility & Guest WC
- Three well proportioned bedrooms
- Family bathroom
- Attractive rear garden
- Close to local amenities, reputable schools, and transport links
- No Chain
- Viewing is highly recommended.



GRAVELLY LANE, ERDINGTON, B23 6LT - OFFERS AROUND £240,000

This well presented end terraced home offers spacious and versatile living accommodation, making it an ideal choice for families, first time buyers or investors. Benefitting from PVC double glazed windows and gas central heating (where specified), the property enjoys bright interiors and a generous rear garden. Perfectly situated close to local schools, shops, and transport links, this home combines comfort, convenience and charm in a sought after location.

Accessed via a paved entrance from the front garden, with steps leading up to a porch. The approach is bounded by mature shrubs and a gated entrance offering privacy.

Porch: Entered through a PVC double glazed composite front entrance door with PVC double glazed windows to the front and side, leading into:

Hallway: Featuring an obscure glazed inner door, radiator, laminate wood effect flooring, stairs to the first floor, and doors leading to:

Lounge 13'01" (max) x 10'11" (min) x 10'00": A bright room with a PVC double glazed box bay window to the front, radiator with cover, laminate wood effect flooring, and opening to:

Dining Room 12'10" x 11'03": With a PVC double glazed window to the rear, an electric coal effect fire set on a marble hearth with a decorative surround, and a radiator with cover.

Breakfast Kitchen 16'01" x 8'03": Comprising a PVC double glazed window to the side, obscure PVC double glazed door to the side with an additional PVC double glazed window alongside, a stainless steel sink and drainer set in roll top work surfaces with matching base and wall units with drawers, space for a cooker and washing machine, tiled splashbacks and flooring, radiator, door to an understairs cupboard, and opening to a pantry style cupboard with an obscure wooden window to the side.

Utility Space: With a wooden window to the rear, space for tumble dryer and door to:

Guest WC: Featuring an obscure PVC double glazed window to the side, low flushing WC and tiled splashback.

Landing: Providing loft access point, storage cupboard, and doors leading to:

Bedroom One 13'07" x 10'11": With two PVC double glazed windows to the front, radiator, and a decorative feature fireplace set on a tiled hearth.

Bedroom Two 12'11" x 8'08" (max) / 7'10" (min): Including a PVC double glazed window to the rear and electric heater.

Bedroom Three 12'07" x 8'03" (max) / 7'00" (min): With a PVC double glazed window to the rear.

Bathroom: Featuring an obscure PVC double glazed window to the side, corner panelled bath, low flushing WC, wash hand basin, and radiator.

Rear Garden: A delightful outdoor space comprising a paved patio to the side and rear, a lawned area with paved stepping stone pathway, and well stocked borders with bushes and plants to both sides and rear.

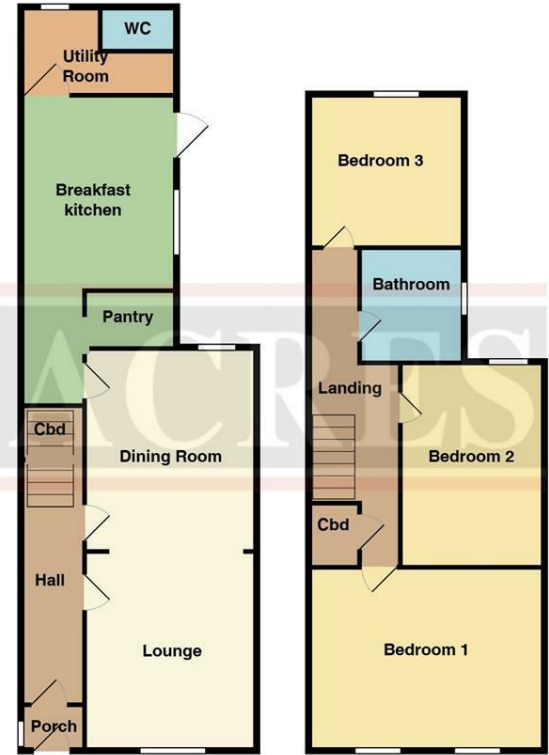


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.