

ACRES

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- Family home in a residential location
- Convenient for local amenities, transport links and schools
- Tarmac driveway
- Lounge
- Open-plan kitchen diner
- Modern bathroom
- Three good-sized bedrooms
- Rear garden
- Gas central heating and double glazing throughout (both where specified)
- Viewing is recommended.



ERDINGTON HALL ROAD, ERDINGTON, B24 8JE - OFFERS AROUND £250,000

Situated in a convenient residential location, this well-presented home offers accommodation ideal for families or first-time buyers. The property is within easy reach of local amenities, schools, and excellent transport links, making it perfect for those seeking a blend of comfort and convenience. With a rear garden, off-road parking, and a open-plan kitchen diner. Viewing is recommended.
A freehold property set in a council tax band A & ECP rating D

Accessed via a tarmac driveway and steps leading up to the front entrance.

HALL:- Wooden front entrance door with obscure decorative glass panels to the centre, radiator with cover, single glazed window to side, laminate flooring, stairs to the first-floor landing and doors leading to:

LOUNGE: – 11'10" x 9'06" PVC double glazed window to the front, radiator, and space for freestanding living room furniture.

OPEN PLAN KITCHEN/DINER: – 15'05" x 11'00" (max) / 13'09" x 12'07" A bright and sociable space ideal for family meals and entertaining.

DINING AREA: Two PVC double glazed windows to the rear, electric coal-effect fire set on marble hearth with inset and modern decorative surround, laminate flooring, and radiator.

KITCHEN: Fitted with matching base units and drawers, roll-top work surfaces with inset stainless steel sink and drainer unit, integrated electric oven and six-ring gas hob with extractor hood over, space for washing machine, and tiled flooring.

FIRST FLOOR LANDING: - Loft access point and doors leading to:

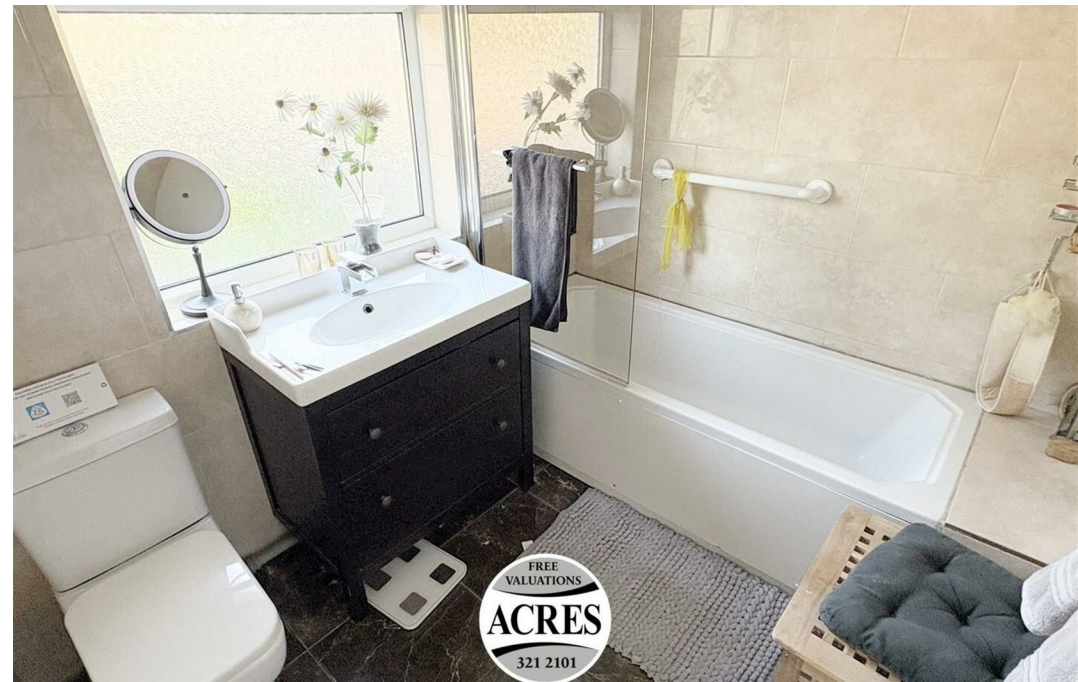
BEDROOM ONE:– 13'08" x 9'02" PVC double glazed window to the rear, radiator, and space for freestanding bedroom furniture.

BEDROOM TWO: – 11'11" x 9'01" PVC double glazed window to the front and radiator.

BEDROOM THREE: – 11'04" x 7'10" PVC double glazed window to the front and radiator.

Bathroom Obscure PVC double glazed window to the rear, white suite comprising a panelled bath with shower over and side glass screen, low flushing WC, hand wash basin set in vanity unit, tiled surround, and tiled flooring.

REAR GARDEN: A lovely outdoor space featuring a paved patio area, lawned garden with shrubs and bushes to one side, and gated side access to the front.

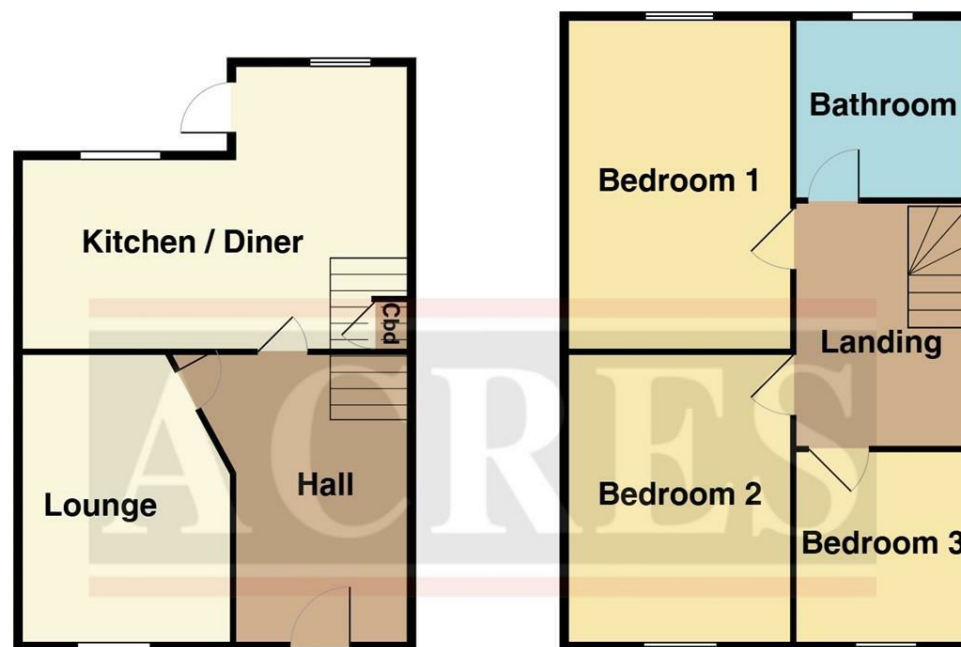
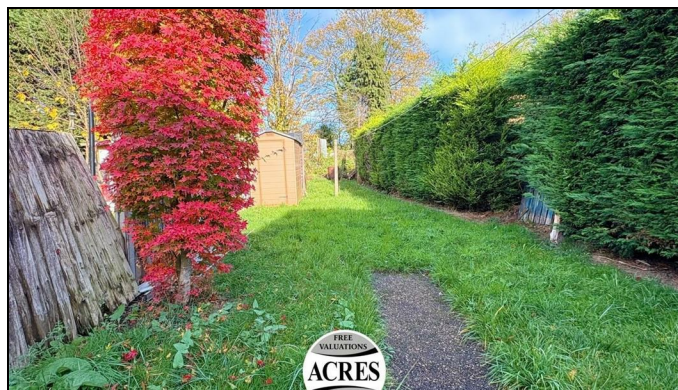
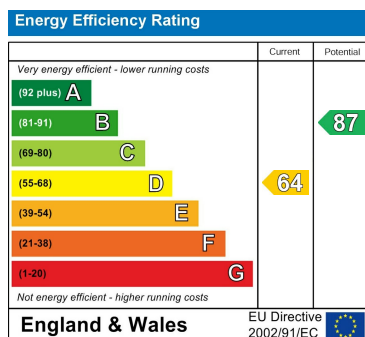


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : D

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.