

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
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- \* Enclosed porch and lovely welcoming entrance hall
- \* Guests cloakroom
- \* Very stylish and spacious dining room leading to the lounge
- \* Comprehensively fitted kitchen
- \* Three excellent bedrooms
- \* Shower room
- \* Very deep fore garden offering multiple parking
- \* Garage
- \* Beautifully manicured rear garden
- \* No upward chain



***131 Orphanage Road, Erdington, B24 0AJ — Offers in the region of £290,000***

This is a beautifully presented and extended freehold property that is ideally placed close to both amenities in Erdington and Wylde Green. The interiors are very generous and include the following enclosed porch, large welcoming entrance hall, guests cloakroom, lovely spacious dining area that leads onto an extended lounge with double doors out to the garden and a generous fitted kitchen with a comprehensive range of units. To the first floor are three excellent bedrooms ideal for a growing family and a stylish shower room. Outside is a very deep fore garden offering multiple parking space and access to garage front and to the rear is a long well manicured garden with patio areas, shaped lawns and planted trees and shrubs. This property also offers no chain, which is ideal for an early purchase. Viewing should be considered a priority to appreciate all that is on offer. Call 0121 321 2101 Council tax band C - EPC rating D.

Access is via an enclosed porch, double glazed door and double glazed side panel, tiled floor, double glazed reception door into:

**HALLWAY** A lovely welcoming entrance, staircase to first floor, radiator, coving to ceiling, understairs storage, doors into lounge, kitchen, garage and

**GUEST CLOAKROOM** White close coupled WC, pedestal wash hand basin, radiator, double glazed patterned window, grey toned flooring, coving to ceiling

**KITCHEN 11'8" max 10'00" min x 8'9"** Having a complete range of buttermilk units, including drawer, base and eye level units, four ring gas hob, double oven/grill combination, sink and drainer, work surfaces and tiling to splash backs, space for fridge freezer, space and plumbing for washing machine, double glazed window and door into under stairs storage with wall mounted gas central heating boiler,

**OPEN PLAN LOUNGE/DINING ROOM 23'00" max 11'1" min x 16'3" max 7'8" min**

**DINING AREA** Coving to ceiling, radiator, grey toned flooring leading to the

**LOUNGE AREA** Double glazed window and double opening doors with side panels to garden, coving to ceiling, radiator, fire surround with marblesque back and hearth, living flame effect fire

**FIRST FLOOR LANDING** Double glazed opaque window, coving to ceiling

**BEDROOM ONE 13'8" min to wardrobe front 16'00" max into wardrobe x 9'10" min** Double glazed window to rear, built in modern styled wardrobes, radiator, coving to ceiling

**BEDROOM TWO 11'1" x 7'10" min plus door well** Double glazed window to front, radiator, coving to ceiling

**BEDROOM THREE 10'5" x 6'7"** Double glazed window to rear, radiator, coving to ceiling

**SHOWER ROOM** Shower cubicle with fitted electric shower, close coupled WC, pedestal wash hand basin, coving to ceiling, tiling to shower and splash backs

**REAR GARDEN** A beautifully manicured long garden, patio to fore with two semi circular lawns with pathway meandering through planted borders and seating area to far rear, garden shed

**GARAGE 13'7"min 16'8" max x 8'00" (please check the suitability of this garage for your own vehicle)** Up and over door, light and power, door to hallway

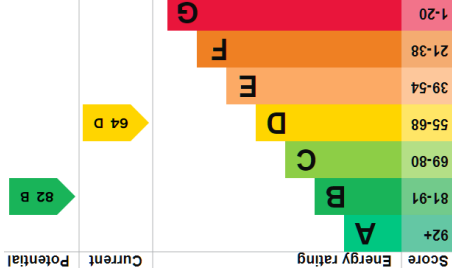




FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



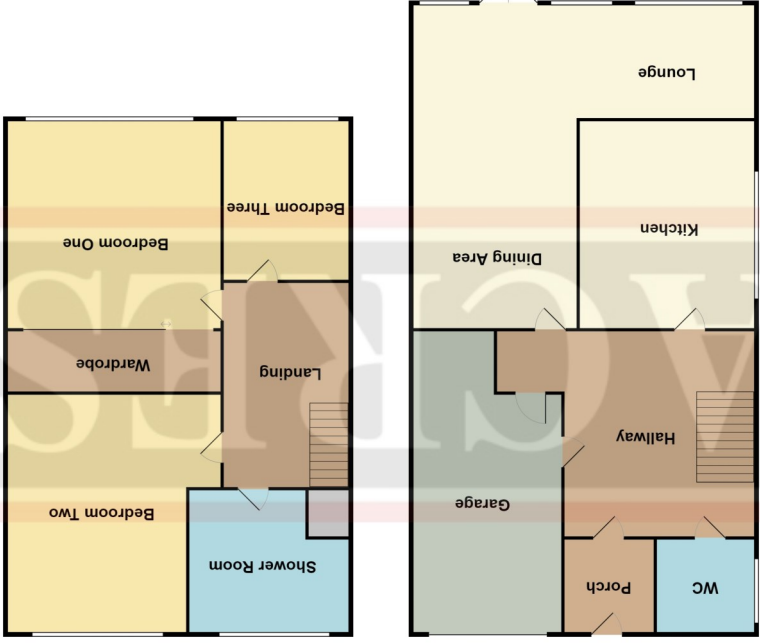




**TENURE:**

**COUNCIL TAX BAND:  
FIXTURES & FITTINGS:  
VIEWING:**

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)  
As per sales particulars.  
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.