

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- Three bedroomed, semi-detached home
- Master boasting en-suite shower room
- Well appointed family bathroom
- Spacious lounge with dining space
- Fitted breakfast kitchen
- Guest cloakroom/w.c. & storage areas
- Double drive to side
- Deceptive rear garden
- Excellent position close to amenities
- Beautifully presented throughout



***HOLLIFAST LANE, ERDINGTON, B24 0JE - PRICE GUIDE £270,000***

Beautifully presented throughout, this three bedroomed, semi-detached freehold home occupies a highly sought-after position in Erdington, ideally located close to well-regarded schooling and a host of local amenities. Situated on Hollifast Lane, the property is just a short stroll from the ever-popular Chester Road, offering excellent transport links via frequent bus services and the Cross City rail line, ensuring convenient access to surrounding areas. Shopping facilities can be found nearby in Wylde Green, Erdington and Walmley, with more extensive retail and leisure opportunities available in Birmingham city centre. Benefitting from gas central heating and PVC double glazing (both where specified), the home provides well-appointed and thoughtfully arranged accommodation, ideal for modern family living. Internally, the property briefly comprises an inviting entrance hall, a fitted breakfast kitchen and a spacious lounge with ample space for dining, alongside a useful guest cloakroom/WC to the ground floor. To the first floor, there are three well-proportioned bedrooms, with the master enjoying the added luxury of an en-suite shower room, in addition to a family bathroom. Externally, the home is approached via a paved pathway with gravel frontage, while a double driveway to the side provides off-road parking. To the rear, a pleasant garden offers a combination of patio and lawn, creating an ideal space for both relaxation and entertaining, with French doors providing direct access back into the home. Offering an excellent blend of location, presentation and practicality, this delightful home is well suited to a range of buyers. Early internal inspection is highly recommended to fully appreciate all that is on offer.

Set back from the road behind a paved path with gravel and shrubs, a multivehicle side drive is offered giving space for parking, access is gained into the accommodation via a PVC double glazed, obscure door into:

**ENTRANCE HALL:** Doors to fitted breakfast kitchen, family lounge/dining area, guest cloakroom/w.c. and storage, radiator, stairs off to first floor.

**FAMILY LOUNGE:** 14'09 x 11'11: PVC double glazed window to rear having French doors with windows to side opening to rear garden, space for complete lounge suite, radiator, door back to entrance hall.

**KITCHEN:** 12'02 x 7'08: PVC double glazed window to fore, matching wall and base units with recesses for washing machine, American style fridge/freezer and dishwasher, integral oven, edged work surface with stainless steel sink drainer unit, four ring gas hob having extractor canopy over, panelled splashbacks and tiled flooring, radiator, door back to entrance hall.

**GUEST CLOAKROOM/W.C.:** Suite comprising low level w.c. and pedestal wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

**STAIRS AND LANDING:** PVC double glazed window to side, doors open to three bedrooms, a family bathroom and storage, radiator.

**BEDROOM ONE:** 11' x 10'05: PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door to airing cupboard and to landing, further door opens into:

**EN-SUITE SHOWER ROOM:** PVC double glazed obscure window to fore, suite comprising corner shower cubicle with glazed splash screen doors, low level w.c. and pedestal wash hand basin, panelled splashbacks, tiled floor, door back to bedroom.

**BEDROOM TWO:** 10'09 x 6'04: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 10'08 X 8': PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**FAMILY BATHROOM:** Suite comprising bath, low level WC and pedestal wash hand basin, tiled splashbacks and flooring, radiator, door back to landing.

**REAR GARDEN:** Paved patio advances from the home and leads to lawn, shrubs and bushes line and privatise the homes border with access being given back into the home via French doors to lounge.



**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)

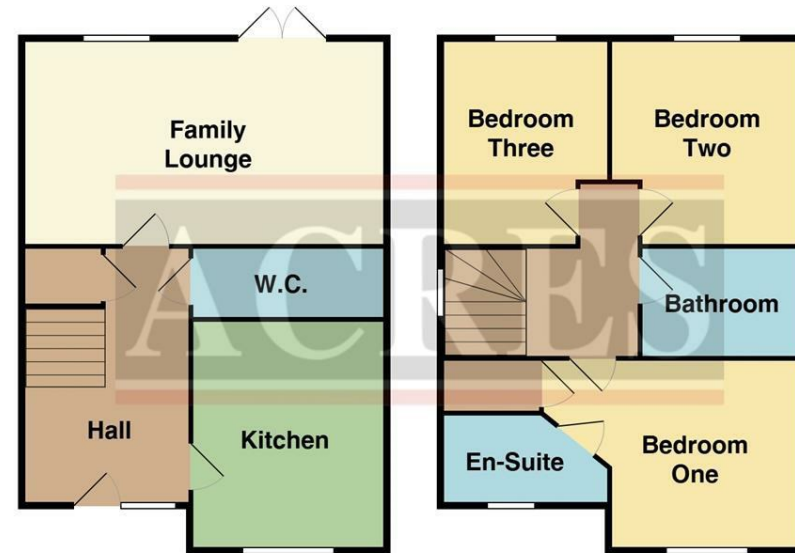
**COUNCIL TAX BAND :** C                      **COUNCIL :** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 313 2888

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



Hollifast Lane, B24 0JE



**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.