ACRES

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- OPEN TO OFFERS
- Four bedroomed, semi detached home
- Well-appointed shower room
- Spacious lounge to a rear dining room
- Appealing conservatory
- Fitted breakfast kitchen
- Outside guest WC
- Multivehicle drive with security posts
- Expansive rear garden with dining areas
- Excellent position close to amenities

GRANGE ROAD, ERDINGTON, B24 0DQ - OFFERS AROUND £390,000

Occupying a sought-after position in Erdington, this extended, well-presented four-bedroom freehold family home offers generous and versatile accommodation, together with excellent scope for further modernisation to suit individual tastes. Ideally suited to growing families, the property combines spacious living with exciting future potential. Superbly positioned for commuters, the home benefits from excellent transport links at the junction of Grange Road and Chester Road, with readily-available bus services and access to major road networks providing straightforward travel throughout the local area and beyond. A wide range of shopping facilities, everyday amenities and well-regarded schooling can be found in nearby Wylde Green, Erdington and Walmley. Benefitting from the provision of gas central heating (both where specified), the accommodation briefly comprises an enclosed porch, welcoming entrance hall, an attractive dining room with double doors opening into a substantial family lounge, a rear conservatory overlooking the garden and a fitted breakfast kitchen completing the ground floor. To the first floor are four impressively proportioned bedrooms, all served by a well-appointed shower room. Externally, the property is approached via a block-paved driveway with security posts, providing ample off-road parking and access to a single garage. To the rear, a substantial garden offers an excellent outdoor space for dining, entertaining and family enjoyment, as well as an outside guest cloakroom/WC. Offering spacious accommodation, a desirable location and further potential to enhance, this impressive family home is sure to appeal to a wide range of purchasers. To fully appreciate the accommodation and opportunity on offer, internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicular block paved drive with security bollards to fore, access is gained into the accommodation via a PVC double glazed set of French doors with windows to side and overhead into:

PORCH: A PVC obscure glazed door with window to side opens to:

ENTRANCE HALL: Glazed obscure doors open to under stairs storage, fitted breakfast kitchen and dining room, radiator, stairs off to first floor.

DINING ROOM: 13’05 x 10’10: PVC double glazed door and window open to rear conservatory, space for dining table and chairs, radiator, glazed obscure door back to entrance hall and glazed obscure double doors open to:

FAMILY LOUNGE: 15’08 (into bay) x 13’11 max / 10’11 min: PVC double glazed bay window to fore, space for complete lounge suite, electric fire set upon a granite hearth having matching surround and contrasting mantel over, radiator, glazed obscure double doors open back to dining room.

REAR CONSERVATORY: 14’11 x 9’11 max / 9’01 min: PVC double glazed windows and door open to rear garden, space for dining table and chairs or complete lounge suite, PVC double glazed door back to dining room.

BREAKFAST KITCHEN: 13’03 x 9’10 max / 9’09 min: PVC double glazed windows to side and to rear having obscure glazed door opening to side, matching wall and base units with recesses for fridge / freezer, oven and washing machine, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, extractor canopy over, space for breakfast table and chairs, radiator, a glazed obscure door opens back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Obscure glazed window to side, doors open to four bedrooms and a family shower room.

BEDROOM ONE: 16’00 (into bay) x 13’10 max / 10’11 min: PVC double glazed bay window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM TWO: 13’04 x 10’10: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 10’01 (into bay) x 9’01 max / 7’00 min: PVC double glazed bay window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 8’06 x 6’10: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

SHOWER ROOM: PVC double glazed obscure window to side, suite comprising shower with glazed splash screen doors to side, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property’s border together with timber fencing, access is given back into the home via doors to conservatory and to kitchen, two further doors open to an outside guest cloakroom / WC complete with low level WC and a:

SINGLE GARAGE: 14’05 x 7’08: (please check suitability for your own vehicle): 70/30 split doors open to fore, door back to rear garden.

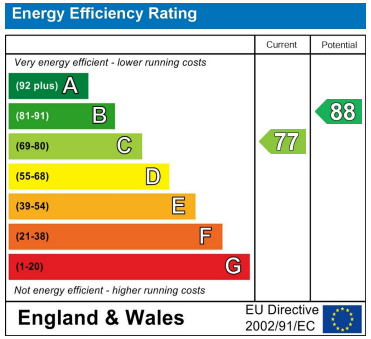
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

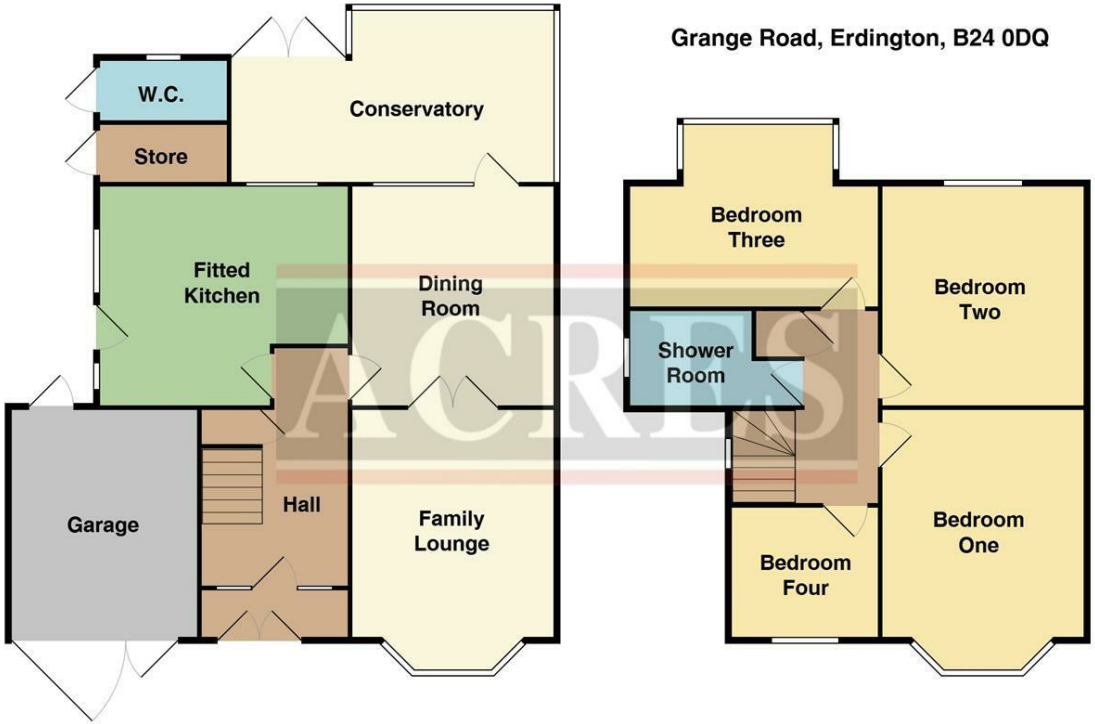
The Property Ombudsman

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: D COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.