

ACRES

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- EXTENDED & CONVERTED
- Three double bedrooms
- Impressive family bathroom
- Spacious open plan lounge through dining room
- Superb fitted breakfast kitchen
- Well appointed utility
- Office/study or potential fourth bedroom
- Guest cloakroom/WC
- Private and mature rear garden
- Delightful garden and drive to fore



CEDAR DRIVE, ERDINGTON, B24 0DL - O.I.R.O £425,000

Impressively presented, extended and converted throughout, this superb three-bedroom freehold semi-detached family home occupies a sought-after position in Erdington and offers stylish, turnkey accommodation ideal for modern family living. Conveniently located within walking distance of Wylde Green's excellent range of cafés, restaurants, pharmacies and daily shopping facilities, the property also benefits from readily-available bus services via Chester Road, the Cross-City rail line approximately five minutes away by car, and a wealth of nearby public green spaces. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises an enclosed porch, a welcoming entrance hall, a delightful family lounge opening into a rear dining area, an extended fitted breakfast kitchen complete with central island and pantry, a utility room, and a converted garage providing a versatile office, study or potential ground-floor bedroom, complemented by a guest cloakroom/WC. To the first floor are three generous double bedrooms, all served by a spacious family bathroom. Externally, the home is approached via a gravelled driveway with lawn to the side, while the private and mature rear garden offers a variety of seating and entertaining areas, creating an excellent outdoor space to enjoy throughout the year. This beautifully maintained family home combines flexible accommodation with a highly desirable location and to fully appreciate all that is on offer, internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a gravel drive with lawn to side, mature shrubs and bushes line and privatise the property's border with access being given into the home via a PVC double glazed obscure door with windows to side and overhead into:

PORCH: Space is provided for storage within porch, glazed obscure doors open to:

ENTRANCE HALL: PVC double glazed obscure window to fore, internal doors open to a family lounge / dining room, office / study or potential bedroom, an extended fitted breakfast kitchen, radiator, stairs off to first floor.

FAMILY LOUNGE / DINING ROOM: 28'03 (into bay) x 26'00 max / 11'00 min: PVC double glazed bay window to fore, PVC double glazed French doors open to rear, space for dining table and chairs as well as complete lounging suite, ornamental fireplace, radiators, door back to entrance hall.

FITTED BREAKFAST KITCHEN: 17'10 x 14'02: PVC double glazed French doors to side and to rear, matching wall and base units with integral dishwasher, fridge / freezer and oven with grill over, edged work surfaces with four ring gas hob having extractor canopy over, one and a half sink drainer unit, tiled splashbacks, skylights over, radiator, space for dining table and chairs as well as breakfast stools to breakfast island, door back to entrance hall, door to a large pantry and door to:

UTILITY: 7'07 x 6'02: PVC double glazed obscure window to side, matching wall and base units with recesses for washing machine and dryer, edged work surface with stainless steel sink drainer unit, tiled splashbacks, radiator, door back to kitchen.

OFFICE / STUDY / POTENTIAL BEDROOM: 9'08 x 6'11: PVC double glazed window to fore, space for complete office suite or bedroom suite, radiator, door to entrance hall and sliding door to:

GUEST WC: Suite comprising low level WC and vanity wash hand basin, tiled splashbacks, sliding door back to office / bedroom.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure leaded window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 15'00 (into bay) x 11'07 max / 10'11 min: PVC double glazed leaded bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 12'03 x 10'11: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 12'09 x 12'00 max / 8'03 min: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure windows to rear and to side, suite comprising bath with splash screen door to side, low level WC and vanity wash hand basin, towel 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 with access being given to multiple storage areas, and access back into the home via doors to lounge / dining room and to extended fitted breakfast kitchen.

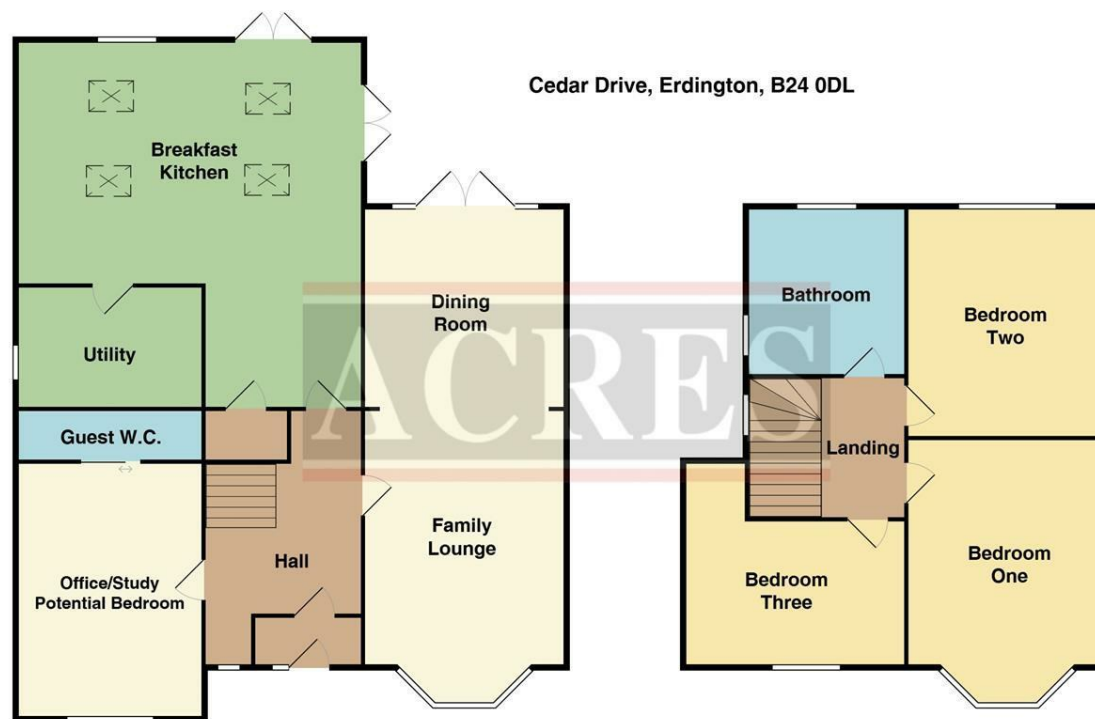


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **COUNCIL :** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(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.