

ACRES

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



- No onward chain
- Three bedrooomed semi detached
- Well appointed bathroom & WC
- Spacious family lounge
- Appealing dining room
- Extended fitted breakfast kitchen
- Paved drive to fore
- Garage and lean to
- Private and mature rear garden
- Close to local amenities



HOLLY LANE, ERDINGTON, B24 9LA - PRICE GUIDE £225,000

Occupying a desirable position on Holly Lane, this well-presented, extended three-bedroom freehold semi-detached traditional family home offers spacious and practical accommodation, ideally suited to a wide range of purchasers. Perfectly positioned within walking distance of a host of local amenities, the property enjoys immediate access to readily available bus services, well-regarded schooling and an excellent selection of shopping facilities in both Erdington and Wylde Green, ensuring convenience for everyday family living. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises an enclosed porch, welcoming entrance hall, a well-appointed dining room, a spacious extended family lounge, and an impressive fitted breakfast kitchen. To the first floor are three well-proportioned bedrooms, together with a family bathroom and separate WC. Externally, the property is approached via a paved driveway with gravelled borders and established shrubs, while 50/50 split gates provide access to a detached garage. The mature rear garden is laid predominantly to lawn and enjoys well-stocked borders with established planting, creating a private and attractive outdoor space. Offering generous family accommodation in a highly convenient location, this excellent home can only be fully appreciated by way of an internal inspection, which is highly recommended. EPC Rating TBC.

Set back from the road behind a multi vehicular paved drive with gravel and mature shrubs and bushes to side, access is gained into the accommodation via a PVC double glazed set of French doors with windows to side into:

PORCH: Space is provided for storage, obscure glazed leaded doors open into:

ENTRANCE HALL: Obscure glazed window to side, obscure glazed doors open to an extended breakfast kitchen, extended rear lounge, dining room and under stairs storage, radiator, stairs off to first floor.

DINING ROOM: 14'07 (into bay) x 11'05 max / 10'04 min: PVC double glazed bay window to fore, space for complete dining table and chairs, ornamental fireplace set upon a stone hearth having matching surround, radiator, obscure glazed door opens back to entrance hall.

REAR LOUNGE: 17'05 x 9'11: PVC double glazed windows to rear, space for complete lounge suite, radiator, obscure glazed door back to entrance hall.

FITTED BREAKFAST KITCHEN: 13'05 x 9'02: PVC double glazed windows to rear, matching wall and base units with integral oven having microwave function over, roll edged work surface with sink drainer unit and four ring gas hob having extractor canopy over, space to breakfast bar for breakfast stools, radiator, obscure glazed door back to entrance hall and a further obscure glazed door opens to side passage / garage.

STAIRS & LANDING TO FIRST FLOOR: Obscure leaded window to side, doors open to three bedrooms, a guest cloakroom / WC and bathroom.

BEDROOM ONE: 15'01 (into bay) x 11'04 max / 9'00 min: PVC double glazed bay window to fore, space for double bed and complementing suite, built-in wardrobes, radiator, door back to landing.

BEDROOM TWO: 12'00 x 8'09: PVC double glazed window to rear, space for double bed and complementing suite, radiator, built-in wardrobes, door back to landing.

BEDROOM THREE: 7'09 x 6'00: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

BATHROOM: PVC double glazed obscure window to rear, suite comprising bath and pedestal wash hand basin, tiled splashbacks, radiator, door to storage and door back to landing.

GUEST CLOAKROOM / WC: Obscure window to side, suite comprising low level WC, 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 back into the home via a side door to side passage and:

GARAGE: 11'02 x 6'06 (please check suitability for your own vehicle use): 50/50 split doors open to fore, an obscure glazed door opens into 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: C COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

