ACRES

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- *** NO ONWARD CHAIN ***
- Immaculate freehold family home
- Three well-proportioned bedrooms
- Well-appointed family bathroom
- Fitted breakfast kitchen
- Family lounge and dining area
- Garage and multi vehicle driveway
- Well-maintained and attractive rear garden
- Local amenities & well-regarded schooling nearby
- Versatile corner plot

CINCINNATI DRIVE, ERDINGTON, B24 0SB - ASKING PRICE £315,000

NO ONWARD CHAIN This immaculately presented three-bedroom freehold detached family home occupies an enviable corner plot on a popular modern development in Erdington, bordering Walmley. Beautifully enhanced with stylish décor and quality internal upgrades throughout, the property is ideally suited to buyers seeking a home that is ready to move straight into. Conveniently positioned within walking distance of a range of local amenities, including shopping facilities and well-regarded schools, the home also benefits from readily available bus services along Eachelhurst Road, providing excellent transport links to surrounding towns and Birmingham City Centre. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a welcoming entrance hall, a fitted breakfast kitchen opening into a spacious rear family lounge and dining area, and a guest cloakroom/W.C. completing the ground floor. To the first floor are three well-proportioned bedrooms, all served by a well-appointed family bathroom. Externally, the property enjoys a generous corner plot with a multi-vehicle driveway, lawned fore and side gardens, and access to a single garage. The private rear garden is predominantly enclosed by brick-built boundary walls, creating a secure and attractive outdoor space ideal for families and entertaining alike. Offering modern living in a sought-after location, this exceptional home must be viewed to fully appreciate the accommodation, presentation and position on offer. EPC Rating B.

Set back from the road behind a multivehicle drive with lawn and shrubs to side, access is gained into the home via a PVC double glazed obscure door into:

ENTRANCE HALL: Doors open into a guest cloakroom/WC, breakfast kitchen through dining room and lounge, radiator, stairs off to first floor.

BREAKFAST KITCHEN: 13'08 x 7'08: PVC double glazed window to fore and to side, matching wall and base units with recesses for fridge/freezer and washing machine, integral oven, roll edged work surfaces with gas hob having extractor canopy over, matching upstands and tiled splashbacks, access is provided into:

FAMILY LOUNGE / DINING AREA: 17'11 x 15'01: PVC double glazed windows to side and to rear having fitted shutter-style blinds over, French doors open to the rear garden, space is provided for a complete lounge suite, as well as dining table and chairs, radiator, access is provided back to kitchen and door to entrance hall.

GUEST CLOAKROOM / WC: Suite comprising low level WC and corner pedestal wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms, a family bathroom and storage.

BEDROOM ONE: 15'02 x 8'05: PVC double glazed windows to rear and to side having fitted shutter-style blinds over, space for double bed and complimenting suite, radiator, door to landing.

BEDROOM TWO: 13'06 x 7'09: PVC double glazed windows to fore and to side having fitted shutter-style blinds over, space for double bed and complimenting suite, radiator, door to landing.

BEDROOM THREE: 11'02 x 6'05: PVC double glazed window to rear having fitted shutter-style blinds over, space for bed and complimenting suite, radiator, door to storage and door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to fore, suite comprising bath with glazed splash screen door to side, low level WC and pedestal wash hand basin, tiled splashbacks, ladder radiator, door back to landing.

REAR GARDEN: A predominantly brick-lined perimeter with gate to side provides private lawn and patio area, ideal for dining and entertaining, doors open back to family lounge with a further PVC double glazed obscure door opening into:

SINGLE GARAGE: 19'04 x 9'05: (please check suitability for your own vehicle): Up and over garage door to fore, space is provided for storage, PVC double glazed obscure door to garden.

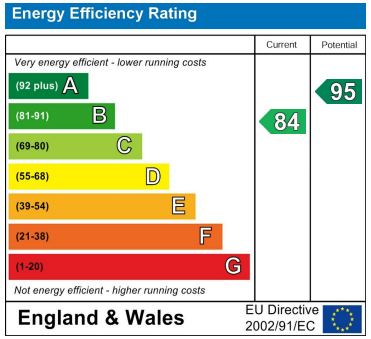
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

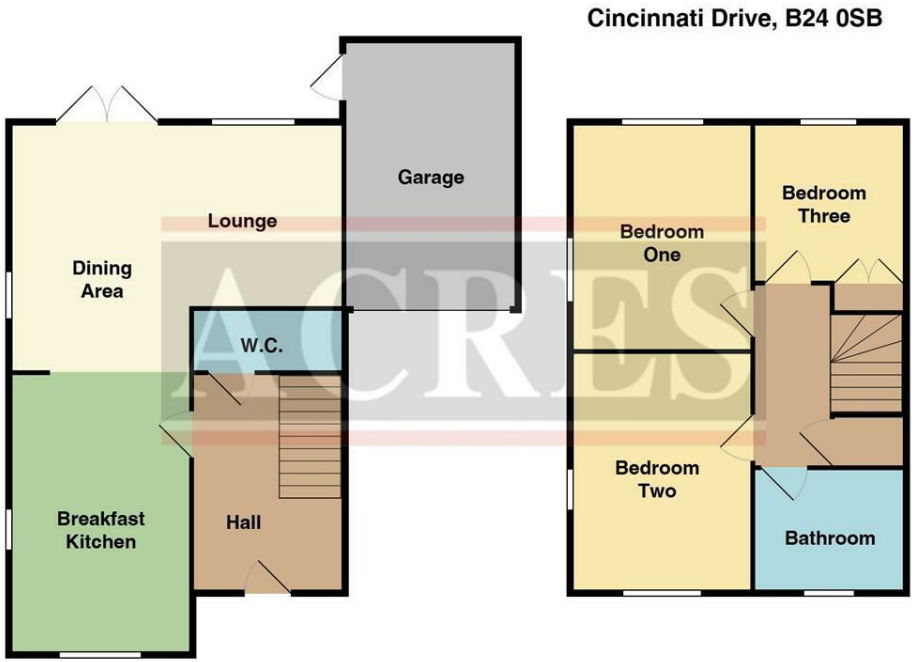
The Property Ombudsman

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.