ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Three bedroomed, semi detached
- Delightful family bathroom
- Well-appointed fitted kitchen
- Spacious lounge with dining space
- Guest cloakroom/WC & entrance hall
- Multivehicle drive with side access
- Lawned and paved rear garden
- Excellent position close to amenities
- Well-regarded schooling nearby
- Vast road networks





CINCINNATI DRIVE, ERDINGTON, B24 0SB - OFFERS OVER £284,000

Situated on a popular modern development just off Woodlands Farm Road in Erdington, this beautifully presented three-bedroomed, semi-detached freehold family home offers stylish, well-maintained interiors ideally suited to a wide range of prospective purchasers. The property enjoys a highly convenient position, within walking distance of amenities located at the end of Woodlands Farm Road, alongside readily-available bus services and excellent road links providing ease of access to surrounding towns and Birmingham city centre. Well-regarded schooling is also positioned nearby, further enhancing the home's appeal for families. Benefitting from gas central heating and PVC double glazing (both where specified) the accommodation briefly comprises an inviting entrance hall, a guest cloakroom/WC, and an impressive fitted kitchen which flows seamlessly into a spacious dining/lounge area. French doors from the living space open out to the rear garden, allowing for an abundance of natural light and ideal indoor-outdoor living. To the first floor, three well-proportioned bedrooms are offered, all serviced by a delightful family bathroom, completing the internal accommodation. Externally, the home is approached via a block-paved multi-vehicle driveway, while to the rear, a continuation of paving leads onto a lawned garden. Timber fencing encloses the boundaries, providing both privacy and a secure outdoor space. Combining modern living with a convenient location, this attractive home must be viewed internally to be fully appreciated. EPC Rating B.

Set back from the road behind a multi vehicular renewed block paved drive, access is gained into the accommodation via a PVC double glazed obscure door with window to side into:

ENTRANCE HALL: Doors to guest cloakroom, radiator, stairs off to first floor and glazed door opens to:

KITCHEN: 13'05 x 8'01: PVC double glazed window to fore, matching wall and base units with integrated oven, recesses for fridge / freezer, washing machine and dryer, roll edged work surface with one and a half stainless steel sink drainer unit, four ring gas hob with extractor canopy over, tiled splashbacks, radiator, glazed door back to entrance hall and access is provided to:

FAMILY LOUNGE: 15'04 x 15'00: PVC double glazed window to rear with French doors opening to garden, space for complete lounge suite and breakfast table with chairs, radiator, access is provided back to kitchen.

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

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

BEDROOM ONE: 15'03 x 8'09: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 13'05 x 7'10: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 11'03 x 6'05: PVC double glazed window to rear, radiator, door to storage and back to landing.

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

REAR GARDEN: Paving advances from the accommodation and leads to lawn, timber fencing lines and privatises the property's border with access being given to the side with a timber gate opening to the front drive.















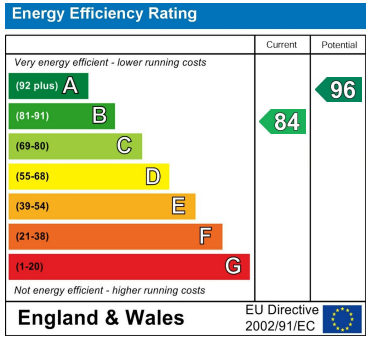
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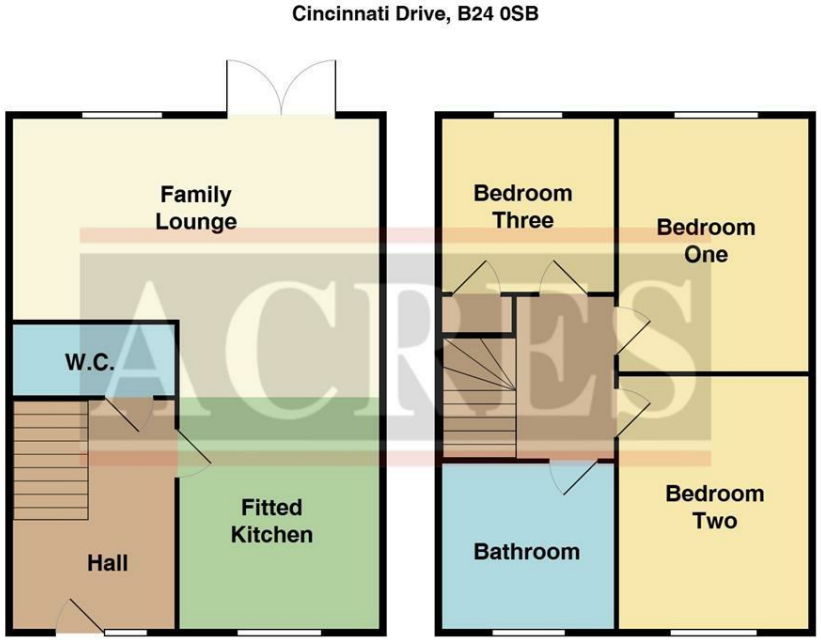
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888







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.