

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk

- Well-presented three-bedroom family home
- Spacious lounge
- Separate breakfast kitchen
- Utility room and downstairs WC
- Master bedroom with en-suite shower room
- Modern family bathroom
- Private rear garden
- Driveway providing off-road parking
- Close to local schools, amenities, transport links, and Rookery Park
- NO ONWARD CHAIN



PUGH CROFT, ERDINGTON, B24 9AU - OFFERS IN THE REGION OF £335,000

Situated in a quiet cul-de-sac within a popular residential part of Erdington, this well-maintained and spacious three-bedroom family home offers modern living across two floors. The property features a welcoming lounge, a generous breakfast kitchen ideal for casual dining, and a separate utility room for added convenience.

Upstairs, the master bedroom benefits from a private en-suite, complemented by two further well-proportioned bedrooms and a stylish family bathroom.

Outside, the home enjoys a private, rear garden and off-road parking via a driveway. With excellent transport links, local schools, amenities, and Rookery Park close by, this property is perfect for families, professionals, first-time buyers, or investors. Council tax band: B. EPC rating: B.

Accessed via a paved pathway to the front entrance, with driveway to the rear providing parking for multiple vehicles.

HALLWAY: A composite front door leads into a spacious hallway with wood-effect laminate tile flooring, radiator.

DOWNSTAIRS WC: Low-flushing WC, hand-wash basin set in floating vanity unit, radiator.

LOUNGE: 16'9" x 10'7". Three PVC double-glazed windows to side and front, air-conditioning unit, two radiators.

BREAKFAST KITCHEN: 16'9" x 9'2". PVC double-glazed windows to side and front, PVC double-glazed French doors to side. Fitted with a one-and-a-half bowl stainless-steel sink and drainer unit set in rolled-top edged surfaces with matching base units and drawers. Integrated oven and gas hob with extractor hood over, space for American-style fridge freezer, and ample space for dining table.

UTILITY ROOM: 6'6" x 5'9". Stainless steel sink and drainer unit set in rolled-top edged surfaces, washing machine and dishwasher, door to under-stairs cupboard and PVC double-glazed door to rear garden.

FIRST FLOOR LANDING: PVC double-glazed window to rear, loft access, cupboard for storage, and radiator.

MASTER BEDROOM: 16'9" max / 9'2" x 9'6". PVC double-glazed window to side, air-conditioning unit, built-in wardrobes, radiator.

EN SUITE: Obscure PVC double-glazed window to side, white suite comprising an enclosed corner shower unit, low flushing WC, hand wash basin set in floating vanity unit, and chrome-effect ladder-style radiator.

BEDROOM TWO: 10'9" x 9'2". Two PVC double-glazed windows to side and front, space for freestanding bedroom furniture, radiator.

BEDROOM THREE: 10'9" max / 8'8" min x 7'2". PVC double-glazed window to side, space for freestanding bedroom furniture, radiator.

FAMILY BATHROOM: Obscure PVC double-glazed window to front, white suite comprising a panelled bath, low flushing WC, hand wash basin, and chrome-effect ladder-style radiator.

REAR GARDEN: the garden is fully paved area, offering a low-maintenance outdoor space ideal for relaxing or entertaining. Enclosed by a brick wall, it provides excellent privacy and a secure environment, a large timber shed sits to one side, and a side entrance gate offers convenient access.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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 :**

VIEWING: Highly recommended via Acres on 0121 321 2101

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 98 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (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 |



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.