ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- *Three storeys*
- Five bedrooms
- Family shower room
- Delightful family lounge
- Fitted breakfast kitchen
- Dining/secondary family room/bedroom
- Guest cloakroom/WC
- Multivehicle off road parking
- Low maintenance rear garden
- Excellent position close to amenities

OVAL ROAD, ERDINGTON, B24 8PL - ASKING PRICE £310,000

Three-storeys Situated on the popular Oval Road in Erdington, this impressive five-bedroomed, semi-detached freehold family home offers generous traditional proportions, flexible accommodation and excellent versatility across three floors. Ideally located for a wealth of amenities, the property is within easy reach of transport links, schooling, shopping facilities and local conveniences. Having been carefully maintained and attractively updated by the current owners, the property offers genuine turn-key potential for a variety of prospective purchasers. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises: porch, entrance hall, family lounge, guest cloakroom/w.c., fitted breakfast kitchen and rear dining room/secondary family room, which also offers potential to serve as an additional bedroom. To the first floor are three well-proportioned bedrooms, including the master, alongside a modernised and enlarged shower room. The basement provides two further rooms as potential bedrooms, adding to the home's considerable flexibility. Externally, the property benefits from off-road multi-vehicle parking, whilst the beautifully presented rear garden has been thoughtfully designed with low-maintenance living in mind. Offering substantial accommodation, flexible living space and a popular Erdington location, internal inspection is highly recommended to fully appreciate the home on offer. EPC Rating D.

Set back from the road behind a gravel multi vehicle drive, access is gained into the accommodation via an obscure glazed door into:

PORCH: Space is provided to side, access is given to:

ENTRANCE HALL: Internal doors open to a family lounge, fitted breakfast kitchen, a rear dining room / secondary family room, a guest cloakroom / WC and basement, radiator, stairs off to first floor.

FAMILY LOUNGE: 13’06 (into bay) x 11’08 max / 11’00 min: PVC double glazed bay window to fore, space for complete lounge suite, an ornamental period-style fire set upon a hearth having traditional surround and timber mantel over, radiator, door back to entrance hall.

FITTED BREAKFAST KITCHEN: 12’04 x 9’04: PVC double glazed window to side and obscure door opens to rear, matching wall and base units with integral oven, recesses for washing machine and free-standing fridge / freezer, edged work surface with sink drainer unit, four ring gas hob with stainless steel splashback, matching upstands, radiator, door back to entrance hall.

REAR DINING ROOM / SECONDARY FAMILY ROOM: 11’07 x 11’06: PVC double glazed French doors with windows to side open to a Juliet balcony, space is provided for dining table and chairs or a further family suite, radiator, door back to entrance hall.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising low level WC and wash hand basin, panelled splashbacks, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms, an extended family shower room and storage.

BEDROOM ONE: 15’05 x 11’04: PVC double glazed bay window with further window to side opens to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 11’06 x 11’01: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FIVE: 8’08 x 7’02: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

FAMILY SHOWER ROOM: PVC double glazed obscure window to side, suite comprising walk-in shower cubicle with glazed splash screen sliding door, pedestal wash hand basin and low level WC, tiled and panelled splashbacks, radiator, door back to landing.

STAIRS LEADING TO BASEMENT: Stairs lead from the initial entrance hall down to the basement level, access is provided to storage and to bedroom four, a further door opens to:

BEDROOM THREE: 10’09 x 9’08: PVC double glazed window and door open to rear garden, space for double bed and complementing suite, wall-mounted electric radiator, door back to hall.

BEDROOM FOUR: 11’00 x 7’08: Space is provided for a double bed and complementing suite, access is provided back to hall.

REAR GARDEN: A gravel garden complete with timber fencing to perimeters, together with shrubs and bushes privatise the home’s border, access is given back into the home via a PVC double glazed door to bedroom three, a side gate also gives access to a shared right of way.

please note that the photo depicting bedroom four has been AI edited.

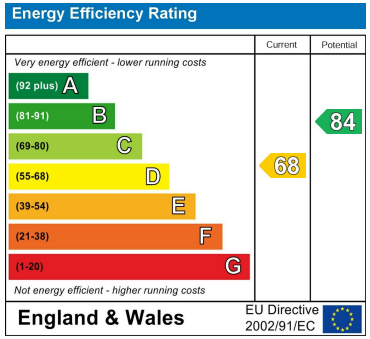
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : B COUNCIL : Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888



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.