ACRES

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- Three bedroomed, semi detached home
- Fully comprehensive bathroom
- Spacious lounge with bay window
- Open plan fitted breakfast kitchen with dining
- Appealing rear conservatory
- Multivehicle drive to fore
- Well maintained rear garden
- Close to local amenities
- Beautifully presented throughout
- Vast road networks nearby

EWELL ROAD, ERDINGTON, B24 9EA - OFFERS OVER £290,000

Situated on the ever-popular Ewell Road in Erdington, this superbly presented three-bedroom semi-detached freehold family home has been thoughtfully converted and enhanced to provide impressively proportioned and stylish accommodation throughout. Ideally located within walking distance of a range of daily shopping amenities on Holly Lane, the property also benefits from excellent transport links nearby, with extensive commuter routes providing convenient access across the local area and beyond. A selection of well-regarded schools are readily available, whilst numerous green open spaces and recreational facilities offer excellent opportunities for outdoor leisure activities. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises an enclosed porch leading into a deep and welcoming entrance hall featuring traditional tiled flooring. To the front of the property, a spacious family lounge enjoys a bay window, creating a bright and inviting living space. To the rear, an impressive open-plan fitted breakfast kitchen and dining area provides the heart of the home, seamlessly flowing into a substantial conservatory overlooking the garden. An understairs utility/storage area offers practical space for a washing machine and tumble dryer. To the first floor, there are three well-proportioned bedrooms together with a fully appointed family bathroom, completing the internal accommodation. Externally, the property is approached via a block-paved driveway providing off-road parking. The rear garden features a combination of paved patio areas and lawn, ideal for entertaining and family enjoyment, whilst a single garage/store provides additional storage. Access back into the property is conveniently gained via doors leading directly into the conservatory. To fully appreciate the size, presentation and convenient location of this excellent family home, early internal inspection is highly recommended. EPC Rating D.

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

PORCH: Access is given into the home via an obscure glazed door with window to side into:

ENTRANCE HALL: Doors open to under stairs storage, a utility-style under-stairs room, a family lounge and fitted breakfast kitchen through dining room, radiator, stairs off to first floor.

FAMILY LOUNGE: 13’11 (into bay) x 11’08 max / 11’02 min: PVC double glazed bay window to fore, space for complete lounge suite, gas coal-effect fire set upon a granite-style hearth having matching surround and contrasting mantel over, radiator, door back to entrance hall.

FITTED BREAKFAST KITCHEN THROUGH DINING AREA: 17’06 x 12’05: Patio doors open to conservatory and PVC double glazed window overlooks conservatory, matching wall and base units with recesses for dishwasher and fridge / freezer, integral oven, roll edged work surface with stainless steel sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks, space for dining table and chairs, radiators, bi-folding door opens to storage, door back to entrance hall.

REAR CONSERVATORY: 16’07 x 11’03: PVC double glazed French doors and windows open to rear garden, radiators, space for complete lounging suite, patio door opens back to kitchen.

UNDER-STAIRS UTILITY AREA: Obscure window to side, recesses for washing machine and dryer.

STAIRS & LANDING TO FIRST FLOOR: Stained glass window to side having secondary glazing within, doors open to three bedrooms and a fully comprehensive bathroom.

BEDROOM ONE: 15’01 (into bay) x 11’02 max / 8’09 min: PVC double glazed bay window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM TWO: 11’11 x 10’08: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 7’07 x 6’08: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, corner shower cubicle with splash screen doors, low level WC and pedestal wash hand basin, tiled splashbacks, ladder style radiator, 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 to a single garage area and access back into the home via a door to conservatory.

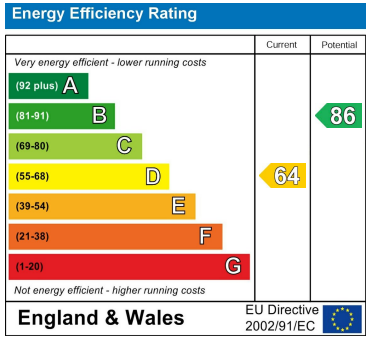
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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: C 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 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.