



- No onward chain
- Situated in a convenient and popular area of Erdington
- Semi Detached Property
- Spacious lounge
- Separate dining room
- Fitted kitchen
- Three well proportioned bedrooms
- Family bathroom
- Generous rear garden
- Garage to the rear with potential for conversion (subject to planning)



WOOLMORE ROAD, ERDINGTON, B23 7EB - OFFERS AROUND £265,000

Situated in a convenient and well connected area of Erdington, this well presented three bedroom home offers excellent access to a range of local amenities, including nearby shops, schools, and transport links providing easy access into Birmingham city centre and surrounding areas. The property is also ideally placed for access to parks and everyday conveniences, making it a great choice for families and commuters alike. Offered for sale with no onward chain, this attractive home has been recently refreshed with new carpets fitted throughout, providing a ready to move into opportunity. The property boasts well proportioned accommodation including a welcoming lounge, separate dining room, fitted kitchen, three bedrooms, and a family bathroom, along with a generous rear garden and garage, making it an ideal purchase for a range of buyers. Access is gained via a block paved driveway, complemented by a charming corner brick wall display, ideal for plants and shrubs, and leading to the porch.

PORCH : The porch benefits from a PVC double glazed door to the front, with matching PVC double glazed windows to the front and side, allowing for plenty of natural light.

HALLWAY: Entered via a PVC front door incorporating two stain glass glazed panels to centre, and obscure glazed panels to either side, with a further PVC double glazed window to the side. The hallway includes a radiator, stairs rising to the first floor landing, a useful storage cupboard, and doors leading to the main living accommodation.

LOUNGE: 14'03" max (11'03" min) x 10'10" (9'08" min) A well proportioned reception room featuring a PVC double glazed bay window to the front, radiator, and a feature electric coal effect fire set on a marble hearth with an inset and wooden surround.

DINING ROOM: 13'04" max (11'03" min) x 10'11" (9'09" min) A great space for entertaining, with PVC double glazed French doors opening out to the rear garden, flanked by matching side windows, and a radiator.

KITCHEN: 16'11" x 5'08" Fitted with a range of matching base and wall units with wood effect work surfaces, incorporating a composite sink and drainer. There is an integrated oven and hob with extractor hood over, tiled splashbacks, tiled flooring, and space for a fridge freezer along with under counter white goods. PVC double glazed window to the rear and an obscure PVC double glazed window to the side.

LANDING: With loft access point, obscure PVC double glazed window to the side, and doors leading to all bedrooms and bathroom.

BEDROOM ONE: 14'07" max (11'04" min) x 10'06" A spacious double bedroom with PVC double glazed bay window to the front and radiator.

BEDROOM TWO: 11'02" x 10'03" PVC double glazed window to the rear and radiator.

BEDROOM THREE: 7'08" x 6'02" PVC double glazed window to the front and radiator, ideal as a single bedroom, nursery or home office.

BATHROOM: Fitted with a panelled bath with electric shower over and glass side screen, low flushing WC, and hand wash basin. Complemented by tiled surrounds, tiled flooring, radiator, and an obscure PVC double glazed window to the rear.

REAR GARDEN: A well maintained rear garden featuring a paved patio area leading to a lawn, with a paved pathway running through the centre to the rear.

GARAGE: Positioned at the rear of the garden, with an up and over door and two windows overlooking the garden. The garage offers excellent potential for conversion, subject to the relevant planning permissions. (Please check the suitability of this garage for your own vehicle)



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:**

VIEWING: Highly recommended via Acres on 0121 321 2101

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



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.