ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
0121 321 2101 suttoncoldfield@acres.co.uk @ www.acres.co.uk

- Well kept semi detached home
- Block paved Driveway
- Through lounge/dining room
- Conservatory
- Fitted kitchen
- Three bedrooms
- Contemporary shower room
- Loft access with fitted ladders
- Private rear garden with patio and shed
- Viewing is recommended

COURT LANE, ERDINGTON, B23 5JS - PRICE £225,000

This three bedroom semi detached home occupies an attractive position with a block paved driveway, lawned fore garden and established shrubs creating excellent kerb appeal. Offering spacious and versatile accommodation throughout, the property features a generous through lounge/dining room, fitted kitchen and a bright conservatory overlooking the rear garden, making it ideal for both everyday family living and entertaining. Upstairs, there are three bedrooms and a contemporary shower room, while additional benefits include fitted wardrobes, loft access with ladders and a private, enclosed rear garden with patio seating area. The layout flows beautifully from front to back, with the conservatory providing an additional reception space and pleasant garden views
Accessed via a block paved driveway with a lawned fore garden, mature shrubs and bushes, and a brick wall to the front elevation, the property offers an attractive and welcoming approach.

ENTRANCE HALL: Obscure panelled front entrance door with matching obscure glazed side panels, radiator with decorative cover, stairs rising to the first floor landing, door to understairs storage cupboard, and further doors leading to:

LOUNGE / DINING ROOM: 24'00" x 10'00" PVC double glazed bay window to the front and PVC double glazed patio doors opening into the conservatory. Two radiators. Gas coal effect fire set on a brick hearth with inset and surround. Ample space for both lounge and dining furniture.

KITCHEN: 14'09" x 5'07" PVC double glazed window to the rear and PVC double glazed door to the conservatory. Stainless steel 1½ bowl sink and drainer set into roll top work surfaces with matching base and wall units and drawers. Integrated double oven, four ring gas hob with extractor hood over, integrated under counter fridge and freezer, and space for washing machine. Tiled splashbacks and tiled flooring. Part obscure glazed door to side and radiator.

CONSERVATORY: 8'11" x 8'04" PVC double glazed French doors and windows to the rear elevation. Electric radiator and tiled flooring. Pleasant outlook over the rear garden.

LANDING: PVC double glazed obscure window to the side and loft access point with fitted ladders.

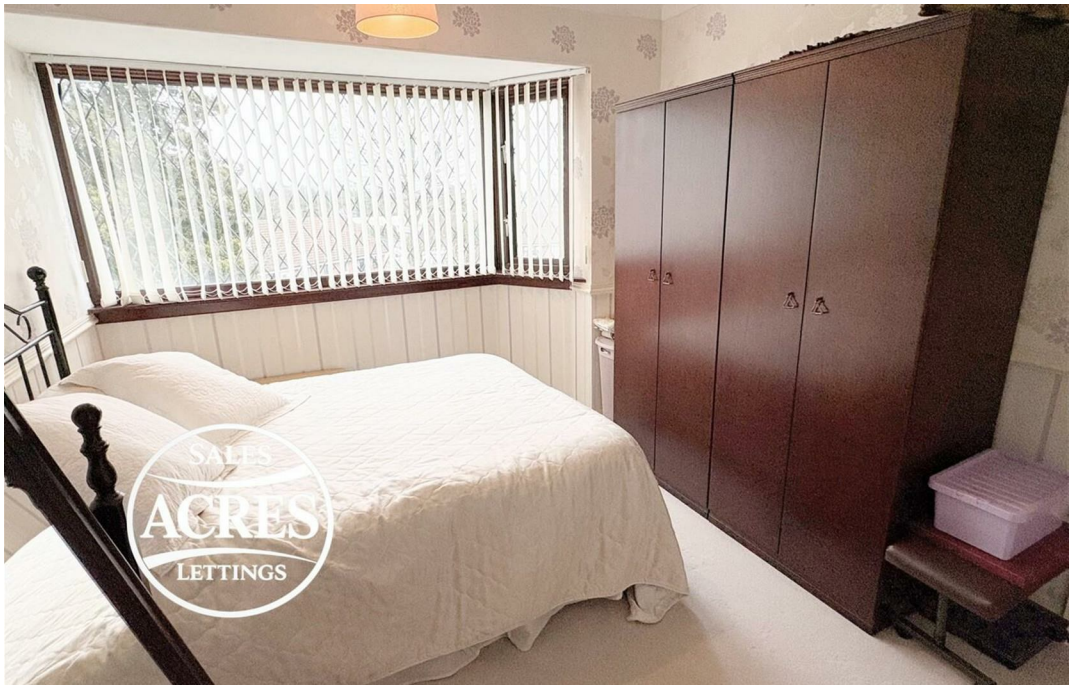
BEDROOM ONE: 13'05" (into bay) x 8'01" (to wardrobe) PVC double glazed bay window to the front elevation, radiator, and triple fitted wardrobes.

BEDROOM TWO: 12'10" (into bay) x 10'01" PVC double glazed bay window to the rear elevation, radiator, and space for bedroom furniture.

BEDROOM THREE: 6'04" x 5'08" PVC double glazed window to the front and radiator.

SHOWER ROOM: Obscure PVC double glazed window to the rear. Contemporary white suite comprising walk in shower, low flushing WC, and hand wash basin set within a vanity unit. Chrome effect ladder style radiator.

REAR GARDEN: Lawned garden with shrubs and bushes to either side, timber shed to the rear, fenced to all boundaries, and a paved patio seating area directly off the conservatory.



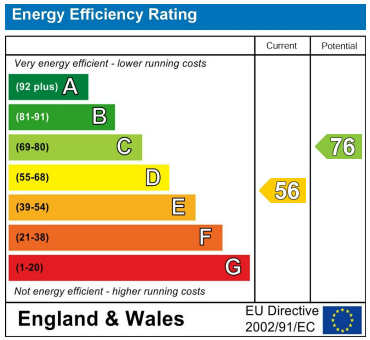
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

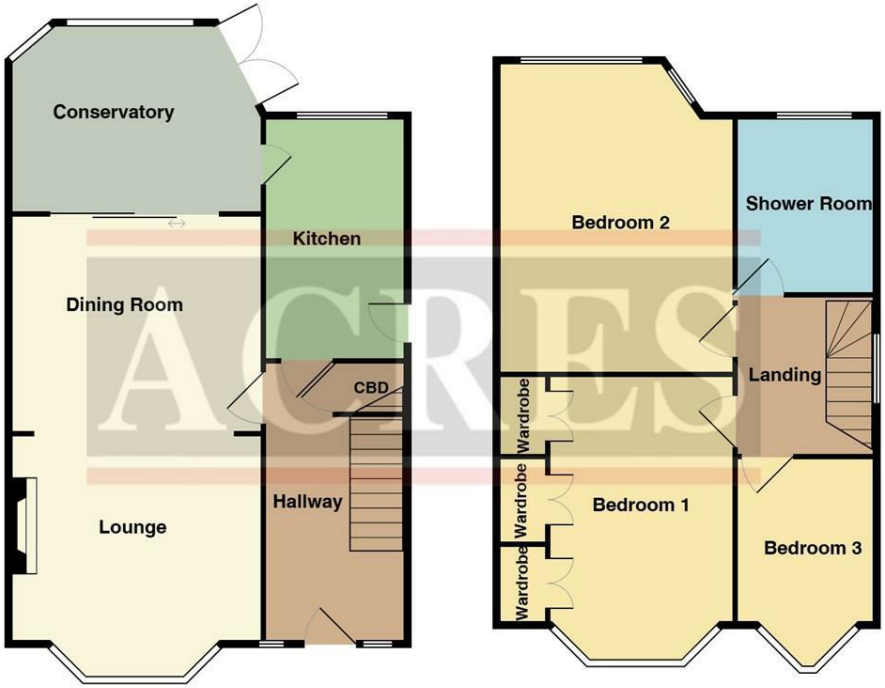
The Property Ombudsman

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 :

VIEWING: Highly recommended via Acres on 0121 321 2101





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 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.