# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
0121 313 2888 walmley@acres.co.uk @ www.acres.co.uk



- Three bedroomed, modern, semi detached
- Impressive family bathroom
- Delightful rear lounge with French doors
- Appealing breakfast area
- Attractive fitted kitchen
- Guest cloakroom/WC and storage
- Multivehicle drive with EV charging point
- Low-maintenance rear garden
- Beautiful standard throughout
- Close to local amenities





*BORE ROAD, ERDINGTON, B24 0SE - OFFERS IN THE REGION OF £295,000*

Beautifully presented and immaculately maintained, this modern-built, three-bedroomed, semi-detached freehold family home offers a stylish and comfortable living environment, ideal for a variety of prospective purchasers. Tucked away from the main road in a peaceful position, the property enjoys all the convenience and connectivity of Eachelhurst Road, with readily-available bus services offering easy access to Sutton Coldfield, Birmingham city centre, and neighbouring towns. The location is particularly well-suited to families, with a selection of well-regarded schools nearby, along with daily essential amenities and shopping facilities within walking distance, ensuring everything you need is close at hand. Internally, the home benefits from gas central heating and PVC double glazing (both where specified), and has been finished to an impressive and stylish standard throughout. The layout briefly comprises a welcoming entrance hall, a delightful fitted kitchen which flows seamlessly into a breakfast area and spacious rear family lounge—a perfect space for relaxing or entertaining. Additional ground floor features include a convenient guest cloakroom/WC and an under-stairs storage cupboard, enhancing practicality. Upstairs, the first floor hosts three well-proportioned bedrooms, along with a modern family bathroom and a useful airing cupboard. Externally, the home is approached via a multi-vehicle block-paved driveway, which also provides the valuable addition of an electric vehicle charging point. To the rear, a low-maintenance garden features a neat lawn, paved patio, and renewed timber fencing along the perimeter offering a secure and pleasant outdoor space. This superb home blends modern living with convenience and comfort in a highly desirable setting. Early internal viewing is highly recommended to fully appreciate the quality, space, and lifestyle opportunity on offer. EPC Rating B.

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

ENTRANCE HALL:
Doors open to a kitchen through family lounge, guest cloakroom / WC and under stairs storage, radiator, stairs off to first floor.

FITTED KITCHEN: 16'05 x 8'03:
PVC double glazed window to fore, matching wall and base units with recesses for washing machine, integrated oven and fridge / freezer, roll edged work surfaces with four ring gas hob having extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks, door gives access back to entrance hall, space is provided for a breakfast table with chairs, access is also provided into:

FAMILY LOUNGE: 15'01 x 12'06:
PVC double glazed French doors with window to side opens to rear, space for complete lounge suite, radiator, media unit offering space for TV and store / fireplace, access is provided back to kitchen.

GUEST CLOAKROOM / WC:
Suite comprising low level WC and corner wash hand basin, tiled splashbacks, radiator, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR:
Doors open to three bedrooms, a family bathroom and storage cupboard, radiator.

BEDROOM ONE: 15'04 x 8'04:
PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM TWO: 13'06 x 7'00:
PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 13'00 x 6'05:
PVC double glazed window to rear, space for bed and complimenting suite, radiator, door back to landing.

FAMILY BATHROOM:
PVC double glazed obscure window to fore, suite comprising bath with splash screen door to side, pedestal wash hand basin and low level WC, radiator, tiled splashbacks, door back to landing.

REAR GARDEN:
A paved patio advances from the accommodation and leads to lawn, timber-lined renewed fencing privatises the property's perimeter with access being given back into the home via PVC double glazed French doors to living room, a side timber gate opens to driveway.















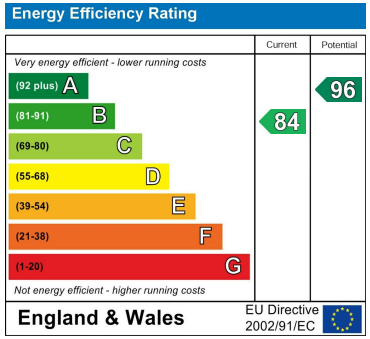
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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)

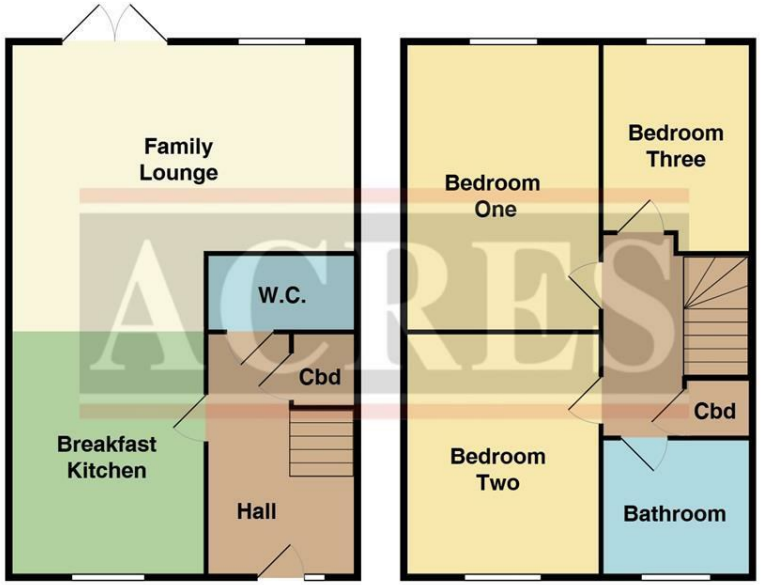
COUNCIL TAX BAND: C COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888






Bore Road, B24 0SE




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.