

ACRES

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www.acres.co.uk



- Character family home
- Close to local amenities
- Transport links including nearby train station and bus routes
- Lounge with log burner fire
- Dining room with French doors opening to rear garden
- Kitchen with Belfast sink, pantry and access
- Two generous double bedrooms with original feature fireplaces
- Private rear garden
- Viewing is recommended



JOHNSON ROAD, BIRMINGHAM, B23 6PU - OFFERS AROUND £260,000

Situated in the heart of Erdington, this attractive and characterful home enjoys a highly convenient position close to a wide range of local amenities, shops, and everyday essentials. The property is also well placed for excellent transport links, with nearby bus routes and Erdington train station providing easy access into Birmingham City Centre and surrounding areas, making it an ideal location for commuters and families alike. The property itself offers generous and versatile living accommodation, blending original period features with practical modern living space throughout. Well proportioned rooms, a spacious layout, and a private rear garden combine to create a home that is both comfortable and full of potential. Perfectly suited to those looking for a family residence in a well connected location, this property offers an excellent opportunity in a sought after Erdington setting.

Access is via a paved pathway leading to the front of the property, with a hedgerow boundary to the front and side enclosing the fore garden and providing a pleasant approach to the home.

PORCH: A composite front entrance door with an arched style panel detail above opens into the porch. The space benefits from original style tiled flooring and retains a traditional internal door, setting the tone for the character throughout.

HALLWAY: Featuring a part obscured internal door, original style tiled flooring, radiator, staircase rising to the first floor landing, and doors leading to the principal reception rooms.

LOUNGE: 13.04m x 11.03m max (reducing to 10.6m), this well proportioned reception room enjoys a PVC double glazed box bay window to the front elevation. Additional features include a radiator, wooden flooring, and an attractive original fireplace set on a tiled hearth with a wooden mantel surround.

DINING ROOM: 14.02m x 10.09m (reducing to 10.9m), this reception space benefits from PVC double glazed French doors opening onto the rear, along with a PVC double glazed panelled window above providing additional natural light. Finished with wooden flooring and a radiator, the room offers ample space for dining furniture and entertaining.

KITCHEN: 11.03m x 8.03m, with a PVC double glazed window to the side elevation. The kitchen features a Belfast style sink set within wooden work surfaces, matching base units, tiled splashbacks, original tiled flooring, a pantry cupboard and understairs storage. There is also an oven with a six ring gas hob, providing a practical and characterful cooking space.

The kitchen flows openly into the:

UTILITY ROOM: 10.02m x 6.06m, with a PVC double glazed window to the side elevation. Fitted with a range of base and wall units with wooden work surfaces, the space provides plumbing and space for a washing machine, tumble dryer, and American style fridge freezer. Finished with original tiled flooring.

LANDING: Providing loft access via ladders, useful storage cupboard, and doors leading to all first floor accommodation.

BEDROOM ONE: 15.02m x 11.04m, with a PVC double glazed window to the front elevation. The room benefits from a radiator, wooden flooring, an original feature fireplace, and ample space for bedroom furnishings.

BEDROOM TWO: 14.03m x 8.10m, with a PVC double glazed window to the rear elevation. Further features include wooden flooring, radiator, original feature fireplace, and generous space for bedroom furniture.

FAMILY BATHROOM: 13.11m max x 11.08m min x 8.03m, with a PVC double glazed window to the rear elevation. Beautifully appointed with a contemporary suite comprising a large walk in shower with tiled surround and glass side screens, free standing roll top bath, his and hers hand wash basins, and a low flushing WC. Finished with wooden flooring and a radiator, creating a stylish and spacious bathroom.

REAR GARDEN: A patio seating area leads onto a well maintained lawned garden, with a paved pathway extending along one side to the rear. The garden has mature trees and shrubs to the rear, and also benefits from a shed, offering useful external storage.



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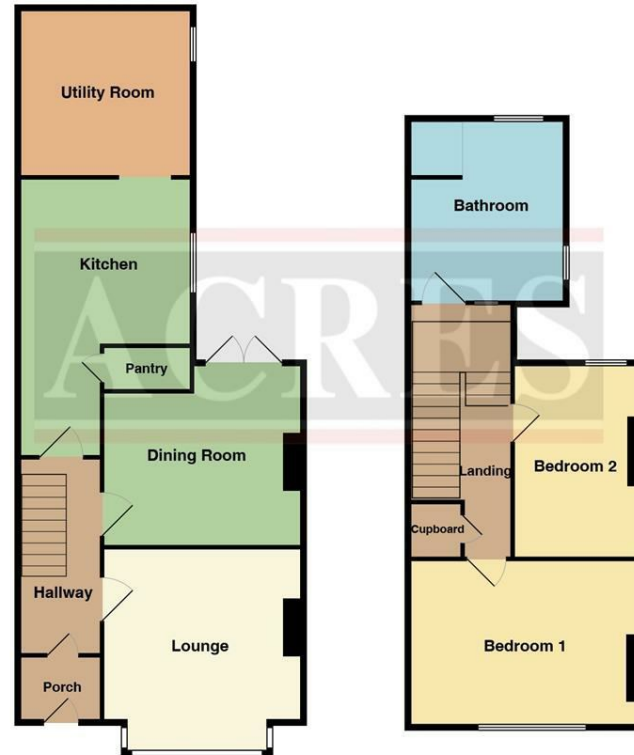


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : B COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 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.