ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Semi Detached Family Home
- Spacious extended property
- Block paved driveway
- Sitting room & separate lounge
- Extended open plan kitchen/diner
- Three bedrooms & One Versatile Room
- Modern shower room & ensuite
- Rear garden with patio
- Internal viewing is recommended

GOOSEMOOR LANE, ERDINGTON, B23 5PW - OFFERS OVER £315,000

Situated on the well regarded Goosemore Lane, this spacious and thoughtfully extended family home enjoys a highly convenient position within easy reach of a variety of local shops and everyday amenities. The property is also well placed for excellent transport links, nearby schools, and access to surrounding green spaces, making it an ideal choice for families and commuters alike seeking both practicality and lifestyle convenience. Internally, the property offers generous and versatile living accommodation arranged over three floors, including a welcoming sitting room with feature fireplace, a separate lounge area, and an impressive extended open plan kitchen/dining space perfect for modern living and entertaining. The home further benefits from three well proportioned bedrooms and one versatile additional room, including a top floor principal suite with ensuite, fitted wardrobes to multiple rooms, and a stylish family bathroom. Externally, there is ample off road parking to the front and a well maintained rear garden with patio, lawn, and additional outbuildings, providing an excellent space for relaxation and outdoor enjoyment.
Access is gained via a block paved driveway providing ample off road parking for multiple vehicles, with fencing to both sides, leading to:

PORCH: Obscure PVC double glazed door to the front with matching obscure PVC double glazed windows to either side and tiled flooring.

HALLWAY: Single glazed entrance door with single glazed windows to either side, radiator, laminate wood effect flooring, stairs rising to the first floor landing, and doors leading to:

SITTING ROOM: 12'09" max x 10'11" min (3.89m x 3.33m) by 12'02" max x 11'00" min (3.71m x 3.35m) PVC double glazed bay window to the front, radiator, gas coal effect fire set on a stone hearth with inset and surround, and laminate wood effect flooring.

LOUNGE AREA: 12'10" x 10'11" max x 9'09" min (3.91m x 3.33m max x 2.97m min) Radiator, tiled flooring, and open access into the extended open plan kitchen/dining area.

EXTENDED KITCHEN/DINING ROOM: 17'02" max x 6'09" min (5.23m x 2.06m) by 21'05" max x 10'06" min (6.53m x 3.20m) PVC double glazed window to the rear and PVC double glazed French doors opening onto the garden. Fitted with a composite sink set into granite work surfaces with a range of matching base and wall units and drawers, integrated dishwasher, integrated washing machine, space for a range style cooker with extractor hood over, and space for an American style fridge freezer. Tiled flooring, two radiators, and ample space for dining furniture.

FIRST FLOOR LANDING: Obscure PVC double glazed window to the side, PVC double glazed window to the front, stairs rising to the second floor landing, and doors leading to:

BEDROOM TWO: 12'11" x 10'00" (3.94m x 3.05m) PVC double glazed window to the rear, double fitted wardrobes, and radiator.

BEDROOM THREE: 10'11" x 10'00" (3.33m x 3.05m) PVC double glazed window to the front, double fitted wardrobes, and radiator.

BATHROOM: Obscure PVC double glazed window to the rear, large walk in shower, low flushing WC, hand wash basin with tiled surround, tiled flooring, and chrome effect ladder style radiator.

SECOND FLOOR LANDING: Doors leading to:

BEDROOM ONE: 10'06" x 9'10" (3.20m x 3.00m) PVC double glazed window to the rear, radiator, and built in wardrobe.

ENSUITE: Obscure PVC double glazed window to the rear, enclosed corner shower, low flushing WC, hand wash basin, tiled surround, tiled flooring, and radiator.

BEDROOM FOUR / VERSATILE ADDITIONAL ROOM: 13'10" x 6'09" (4.22m x 2.06m)
A versatile additional room with two skylights to the front, radiator and sloping ceiling. Offering a range of potential uses, this flexible space could be utilised as a home office, dressing room, nursery or occasional single bedroom, depending on the purchaser’s requirements.

REAR GARDEN: A block paved patio area featuring a brick built water garden, leading to a lawned area with a paved pathway to one side. The garden also benefits from a further seating area, established bushes to both sides, and a timber shed and greenhouse to the rear.

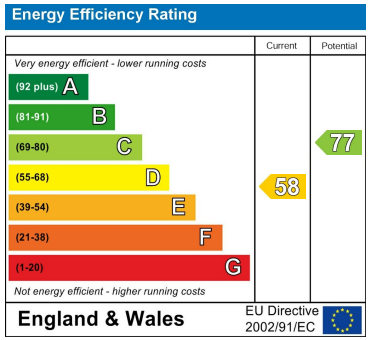
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : B 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.