

ACRES

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www.acres.co.uk

- Substantial five bedroom family home
- Three storeys of versatile living space
- Two spacious reception rooms
- Breakfast kitchen
- Ground floor WC and shower room
- Family bathroom
- Basement / cellar and large garage
- Driveway parking for multiple vehicles
- Viewing highly recommended
- Sought-after Erdington location near amenities, transport links & schools



WATT ROAD, ERDINGTON, B23 6EU - OFFERS AROUND £350,000

Situated in the sought-after area of Erdington, this spacious family home offers generous accommodation arranged over three floors. Ideally positioned close to a range of local amenities including shops, and restaurants. The property is also conveniently located for transport links such as Erdington and Chester Road train stations, and major bus routes. Local schools are within easy reach, making this an ideal purchase for growing families looking for space, versatility, and convenience.

Accessed via a tarmac driveway providing ample off-road parking, with a lawned fore garden bordered by a decorative wall and fenced boundary with gated access, the accommodation briefly comprises:

HALL: Composite front entrance door with obscure decorative inset window, stairs to the first floor landing, door to cellar/basement, and further doors leading to:

LOUNGE: 14'10" (into bay) x 11'10" max / 11'0" min PVC double glazed box bay window to front, radiator, gas coal effect fire with marble hearth and inset, and wooden surround.

SITTING ROOM: 12'11" x 11'11" max / 11'1" min Three PVC double glazed windows (two to side, one to rear), radiator, and a gas coal effect fire with marble hearth and inset with wooden surround.

INNER LOBBY: Inset storage area housing the boiler, two double doors leading to a storage cupboard.

BREAKFAST KITCHEN: 17'9" x 8'10" Two PVC double glazed windows to side, stainless steel one and a half bowl sink set in roll top work surfaces with matching base and wall units, drawers, inset electric oven with gas four-ring hob and extractor hood over, splashback, space for washing machine, space for American style fridge freezer, and breakfast table, radiator, and tiled flooring.

INNER LOBBY: Tiled flooring, wooden door with stained-glass panels, radiator, and doors leading to:

WC: Obscure PVC double glazed window to rear, low flushing WC, and tiled flooring.

SHOWER ROOM: Obscure PVC double glazed window to rear, tiled surround, tiled flooring, and sunken shower tray with electric shower over.

FIRST FLOOR LANDING: Single glazed window to side, radiator, and stairs to the second floor.

BEDROOM ONE: 12'11" x 11'11" PVC double glazed window to front and radiator.

BEDROOM TWO: 15'7" x 13'0" max / 11'1" min PVC double glazed window to rear and radiator.

BEDROOM THREE: 11'4" x 8'2" PVC double glazed window to rear and radiator.

BEDROOM FOUR 11'5" x 8'0" PVC double glazed window to front, radiator, and fitted wardrobes.

FAMILY BATHROOM: Obscure PVC double glazed window to side, panelled bath, enclosed shower, low flushing WC, hand wash basin, tiled flooring and surround, and radiator.

SECOND FLOOR LANDING: Storage cupboard into eaves and door leading to:

BEDROOM FIVE: 12'10" x 11'11" PVC double glazed window to front and radiator.

OUTSIDE:

GARAGE: 23'11" x 10'1" Wooden door to rear, single door to front giving access to the drive, and tiled flooring.

BASEMENT/ CELLAR: Ideal for storage or potential conversion (subject to necessary consents).

REAR GARDEN: A lovely rear garden with a paved patio area, paved path leading through the lawned garden to a further rear patio area, timber shed, and fencing to all boundaries for privacy.



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(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 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.

