

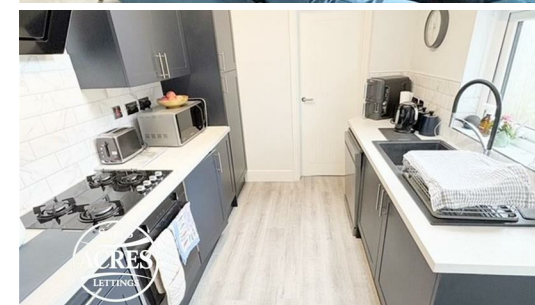
ACRES

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- Traditional three storey home
- Three well proportioned bedrooms
- Ensuite shower room
- Two versatile reception rooms
- Contemporary fitted kitchen
- Modern ground floor bathroom suite
- Useful separate utility space
- Off road parking
- Private rear garden
- Internal viewing is recommended



GRAVELLY LANE, ERDINGTON, B23 5TA - OFFERS AROUND £300,000

This well presented traditional three storey home offers spacious and versatile accommodation throughout, blending charming original features with modern fittings. The property benefits from multiple reception rooms, a contemporary kitchen and bathroom, and a generous principal bedroom with ensuite, making it ideal for a range of buyers. Situated in a convenient residential location, the property is within easy reach of local amenities, schools and transport links, while offering a comfortable and practical layout across three floors. The home further benefits from off road parking and a private rear garden, perfect for both everyday living and entertaining.

ENTRANCE HALL: Accessed via a block paved driveway providing off road parking and leading to a composite front entrance door with obscure decorative glazed insert, column radiator, laminate flooring, stairs rising to the first floor landing and doors leading to:

LOUNGE: 13'03 into bay (max) 12'03 (min) x 12'01 (max) 11'03 (min) PVC double glazed box bay window to front, original decorative coal effect fireplace with surround, column radiator and laminate flooring.

SECOND SITTING ROOM: 12'03 x 12'01 (max) 11'03 (min) PVC double glazed window to rear, coal effect fireplace set within the wall, column radiator and laminate flooring.

KITCHEN: 10'08 x 7'10 PVC double glazed window to side, PVC double glazed door to side with obscure panels, sink and drainer set into contemporary work surfaces with matching base and wall units and drawers, integrated oven with four ring gas hob and extractor hood over, tiled splashbacks, space for dishwasher, door to cupboard, column radiator, laminate flooring and skylight.

UTILITY SPACE: Space and plumbing for washing machine and tumble dryer.

DOWNSTAIRS BATHROOM: PVC double glazed obscure window to rear, contemporary suite comprising panelled bath with shower over and glass side screen, hand wash basin set in vanity unit, low flushing WC, column radiator and laminate flooring.

FIRST FLOOR LANDING: PVC double glazed window to rear, stairs rising to second floor and doors leading to:

BEDROOM TWO: 12'09 x 12'03 Two PVC double glazed windows to front, built in double wardrobes, radiator and space for bedroom furniture.

BEDROOM THREE: 12'03 x 9'06 PVC double glazed window to rear, radiator and space for bedroom furniture.

SECOND FLOOR LANDING: Door leading to:

BEDROOM ONE: 19'01 (max) 11'09 (min) x 19'01 (max) 8'08 (min) PVC double glazed window to front, skylight to rear, radiator and ample space for bedroom furniture.

ENSUITE: Contemporary suite comprising enclosed walk in shower, low flushing WC set in vanity unit, hand wash basin set in vanity unit and laminate flooring.

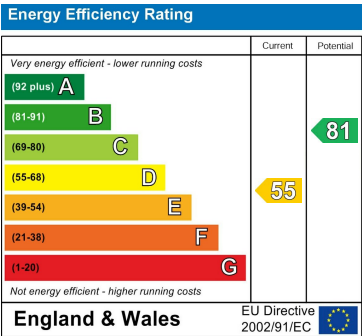
GARDEN: Paved patio area suitable for seating with side access to the property, leading to a further decked seating area. Beyond is a part lawned garden with fencing to both sides, providing a private outdoor space ideal for relaxation and entertaining.



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.