

ACRES

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- Three bedroomed, semi detached family home
- Well-appointed bathroom
- Spacious lounge with bay window
- Open fitted breakfast kitchen
- Side passage through to utility point
- Multivehicle drive to fore
- Sizeable family garden to rear
- Attractive off-road track to rear
- Excellent potential & position
- Well-regarded schooling nearby



PADSTOW ROAD, ERDINGTON, B24 0NH - OFFERS AROUND £260,000

Nestled on the ever-popular Padstow Road in Erdington, this three-bedroomed, semi-detached & freehold family home presents an exciting opportunity for personalisation & future extension (subject to the relevant planning permissions). Known for its traditional character & generous proportions, Padstow Road continues to attract families & purchasers seeking space, potential & a well-connected location. Ideally positioned within walking distance of the vibrant Chester Road, the property benefits from close proximity to a wide selection of local shops, amenities & facilities. Readily-available bus services along Chester Road offer convenient links to surrounding towns & Birmingham City Centre, making this an ideal base for commuters. Well-regarded schools nearby also add to the appeal for families seeking quality education within easy reach. The property itself benefits from gas central heating & PVC double glazing (both where specified) & currently comprises: an inviting entrance hallway, a bright & spacious family lounge with bay window to the fore, a generous fitted breakfast kitchen offering ample space for dining, & access to a side passage with a practical utility point. Upstairs, three well-proportioned bedrooms provide comfortable family accommodation — with both the master & second bedrooms featuring built-in wardrobes — while a family bathroom completes the internal layout. Externally, the home sits behind a multi-vehicle cobbled print driveway accompanied by a well-maintained mature lawn. To the rear, a paved patio & pathway lead to a prominent lawned garden, offering ample outdoor space for family life & entertaining. A rear off-road track adds further scope, with potential for the erection of a car port or garden room, subject to planning. A home rich in character & potential, this property offers a rare opportunity to create a long-term family residence in a desirable location. Internal inspection is strongly encouraged. EPC Rating C.

Set back from the road behind a multi vehicular cobble print drive with well-maintained 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 breakfast kitchen, lounge and under stairs storage, stairs off to first floor.

LOUNGE: 16'10 (into bay) x 14'08 max / 10'05 min:

PVC double glazed bay window to fore, radiator, space for complete lounge suite, fire set upon a stone hearth with brick surround and timber mantel over, door back to entrance hall.

BREAKFAST KITCHEN: 16'07 x 8'07:

PVC double glazed windows to rear, matching wall and base units with integrated oven and grill, work surfaces with four ring gas hob and extractor canopy over, one and a half sink drainer unit, tiled splashbacks and flooring, radiator, space for dining table and chairs, door back to entrance hall and a sliding obscure glazed door opens to:

SIDE PASSAGE / UTILITY: 34'07 x 4'03 max / 2'09 min:

PVC double glazed door to fore, space is provided for fridge, freezer, washing machine and dryer, an obscure glazed door opens to rear garden.

STAIRS & LANDING:

PVC double glazed obscure window to side, doors open to three bedrooms and family bathroom.

BEDROOM ONE: 14'07 x 8'05:

PVC double glazed bay window to fore, built-in wardrobe, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM TWO: 10'11 x 9'05:

PVC double glazed window to rear, built-in wardrobes, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM THREE: 10'01 x 6'08:

PVC double glazed window to fore, radiator, space for bed and complimenting suite, door back to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath with splash screen to side, low level WC and pedestal wash hand basin, tiled splashbacks and flooring, ladder style radiator, door back to landing.

REAR GARDEN:

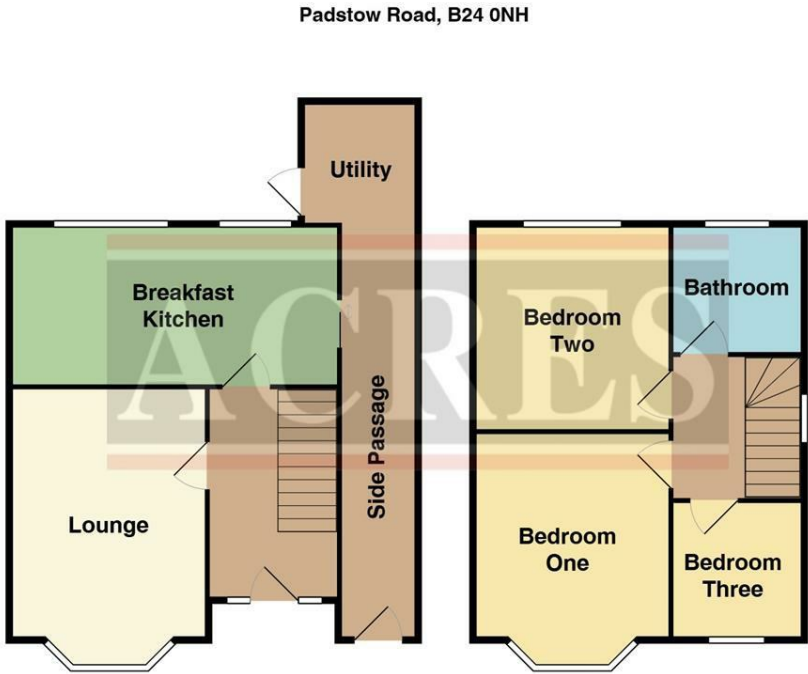
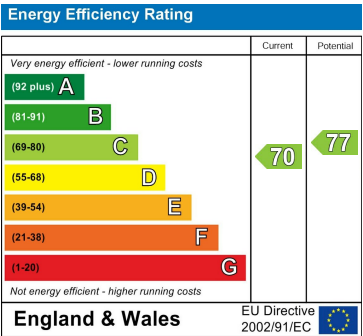
A paved patio advances from the accommodation and leads to a prominent lawn, mature shrubs and bushes line and privatise the property's perimeter, with access being given to a shared, off-road rear track, with scope to provide parking or a potential car port / garage.



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 : B

VIEWING: Highly recommended via Acres on 0121 313 2888



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.