

ACRES

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- Four bedroomed, link detached dormer bungalow
- Well-appointed family bathroom
- Spacious family lounge with bay window
- Extended, fitted breakfast kitchen
- Dining room/bedroom three
- Multivehicle drive to fore
- Expansive rear garden
- Close to local amenities
- No onward chain
- Opportunity for all buyers



MOOR END LANE, ERDINGTON, B24 9DJ - ASKING PRICE £310,000

Situated in a convenient Erdington location, this four-bedroomed, link-detached dormer bungalow presents a fantastic opportunity for a wide range of buyers. Its position places essential everyday amenities within easy walking distance, while frequent nearby bus services provide quick connections to surrounding districts and the city centre. Significantly enlarged and offering a layout that can be adapted to suit individual needs, the home provides an appealing blend of flexibility and comfort. Inside, a porch opens into a deep entrance hall that introduces the generous proportions found throughout. The extended fitted breakfast kitchen offers an excellent hub for daily living, complemented by a bright and spacious family lounge. A rear dining room—equally well suited as a third bedroom—adds further versatility. Also on this level are a fourth bedroom and a guest cloakroom/WC. The first floor hosts two well-sized double bedrooms, the main featuring fitted units ideal for wardrobes and storage. A family bathroom serves both rooms, concluding the internal accommodation. The property benefits from gas central heating and PVC double glazing (both where specified) for year-round practicality. Outside, a block-paved driveway provides an attractive and functional approach to the home. To the rear, a gravelled patio leads onto a sizeable lawn enclosed by timber fencing, with multiple storage points available around the garden. Offering generous space, adaptable rooms and a well-connected position, this home warrants early internal inspection to fully appreciate everything it brings to the market. EPC Rating TBC.

Set back from the road behind a block paved drive, access is gained into the accommodation via a PVC double glazed French door with windows to side into:

PORCH: An internal obscure glazed door opens to:

ENTRANCE HALL: Internal doors open to an extended fitted breakfast kitchen, lounge, dining room / bedroom three, bedroom four and a guest cloakroom / WC, stairs off to first floor, radiator.

FITTED BREAKFAST KITCHEN: 12'09 x 12'02: PVC double glazed window to fore with door opening to rear garden, matching wall and base units with recess for washing machine and fridge / freezer, integrated Rangemaster style oven with gas hob over and extractor canopy, edged work surface with one and a half sink drainer unit, tiled splashbacks, radiator, door back to entrance hall.

FAMILY LOUNGE: 15'11 (into bay) x 10'10 max & min: PVC double glazed bay window to fore, space for complete lounge suite, radiator, door back to entrance hall.

REAR DINING ROOM / BEDROOM THREE: 11'05 x 10'10: Double glazed sliding patio doors open to rear garden, space for dining table and chairs or bedroom suite, radiator, door back to entrance hall.

BEDROOM FOUR: 11'03 x 8'04: Double glazed sliding patio doors open to rear, space for double bed and complementing suite, radiator, door back to entrance hall.

GUEST CLOAKROOM / WC: Suite comprising low level WC, door opens back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed windows to side, doors open to two bedrooms and a family bathroom.

BEDROOM ONE: 16'04 x 12'02: PVC double glazed window to side and to fore, space for double bed and complementing suite, built-in wardrobes, radiator, door to landing.

BEDROOM TWO: 16'06 x 8'07: PVC double glazed window to side and to rear, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising bath with splash screen door, low level WC and pedestal wash hand basin, radiator, door back to landing.

REAR GARDEN: Gravel leads from the accommodation and advances to a prominent lawn, timber fencing lines and privatises the property's border with access being given back into the home via doors to kitchen, bedroom three / dining room and bedroom four.



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:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales EU Directive 2002/91/EC | | |



Moor End Lane, B24 9DJ



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.