# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
0121 313 2888 walmley@acres.co.uk @ www.acres.co.uk



- *NO ONWARD CHAIN*
- Modernised and extended, detached home
- Three double bedrooms
- Well appointed family bathroom
- Considerable, dual aspect lounge
- Extended, fitted breakfast kitchen
- Paved drive to fore
- Single garage
- Lawned and patio rear garden
- Excellent position close to amenities





## *PITTS FARM ROAD, ERDINGTON, B24 0HY - O.I.R.O £300,000*

*NO ONWARD CHAIN* A delightfully presented three-bedroom detached family home, occupying a convenient position on the edge of Erdington, just off the main Chester Road. Offered on a freehold basis, this extended home provides well-proportioned accommodation throughout, alongside excellent scope for further personalisation, allowing prospective purchasers the opportunity to create a home perfectly suited to their own tastes & requirements. The location is particularly appealing, with excellent access to major road networks, readily available bus services and the cross-city rail line, ensuring convenient connections for commuters. Well-regarded local schooling & a range of everyday amenities are also within comfortable walking distance, further enhancing the property's appeal for families & professionals alike. Benefitting from gas central heating & PVC double glazing (where specified), the internal accommodation briefly comprises an impressive dual-aspect family lounge, enjoying a pleasant sense of space & natural light, together with an extended fitted breakfast kitchen offering ample room for dining & everyday family life. To the 1st floor, there are 3 well-proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes, alongside a highly attractive family bathroom which completes the internal accommodation. Externally, the property is approached via a paved driveway providing off-road parking, complemented by a lawned area to the side. A single integral garage offers additional storage or practical potential, subject to requirements. To the rear, the garden features a lawn & patio area, providing an inviting setting for outdoor relaxation & entertaining during the warmer months. Combining detached family living, extended accommodation & an excellent position for local amenities & commuter links, this is a home offering both immediate appeal & exciting potential for the future. we highly recommend an internal inspection. EPC Rating D.

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

FAMILY LOUNGE: 25'03 x 12'07: PVC double glazed French doors open to rear garden, electric fire set upon a hearth having surround and mantel, space for complete lounge suite as well as dining table and chairs, radiator, door to under stairs storage, glazed obscure door to kitchen, stairs off to first floor.

EXTENDED BREAKFAST KITCHEN: 19'05 x 9'01: PVC double glazed windows to rear, matching wall and base units with recesses for fridge / freezer, washing machine and dryer, integral oven with grill over, roll edged work surface with electric hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks and flooring, radiator, space for breakfast table and chairs, obscure door opens back to lounge and a PVC double glazed obscure window with door to side opens to side access.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed window to fore, doors open to three bedrooms, a family bathroom and storage.

BEDROOM ONE: 12'07 x 8'00: PVC double glazed window to rear, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

BEDROOM TWO: 11'07 x 9'05: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 7'05 x 7'00: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising P-shaped bath with splash screen door, 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 lawn, an area is provided for dining and entertaining, with access being given back into the home via doors to lounge and to kitchen.

GARAGE: 14'06 x 7'02: (please check suitability for your own vehicle use): 70/30 split doors to fore, space is provided within for storage.















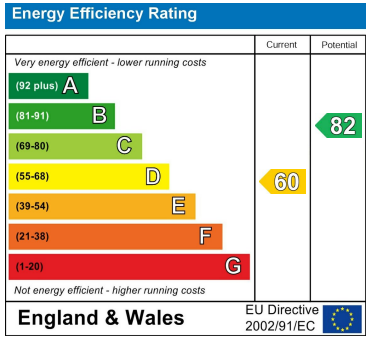
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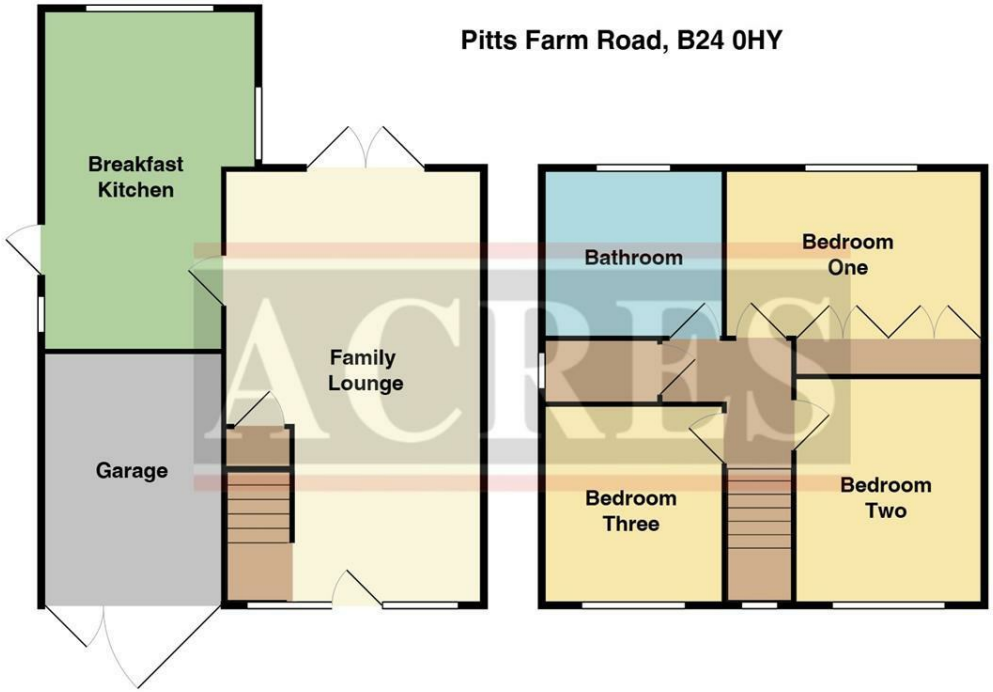
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888






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.