ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Extended semi detached home
- Three double bedrooms
- Impressive 'his & hers' shower room
- Superb family lounge and dining area
- Multi-fuel dual sided stove
- Fitted breakfast kitchen
- Downstairs shower room/WC
- Multivehicle drive to fore
- Appealing, enclosed rear garden
- Excellent position close to amenities





PYPE HAYES ROAD, ERDINGTON, B24 0LP - ASKING PRICE £330,000

Situated in the popular residential area of Pype Hayes, Erdington, this beautifully presented 3-bedroom extended family home enjoys a convenient location, ideally positioned within easy reach of a wide range of local amenities. Just a stone's throw from Chester Road, the property benefits from excellent transport connections, including regular bus services and access to major road networks, making it an ideal choice for commuters. Well-regarded local schools, nearby parkland, shopping facilities & everyday conveniences are all readily accessible, providing an excellent setting for family living. This impressively presented & thoughtfully extended freehold family home offers spacious, versatile accommodation throughout, complemented by tasteful internal decoration & a finish that allows prospective purchasers to move straight in. Benefitting from gas central heating & PVC double glazing (where specified), together with solar panels included within the sale, the property briefly comprises a welcoming & spacious entrance hallway, a fitted breakfast kitchen, a ground-floor shower room & a superb extended family lounge, providing generous space for both relaxation & entertaining. A particular feature of this impressive living area is the dual-sided multi-fuel stove, creating a charming focal point & a warm, inviting atmosphere. To the 1st floor are 3 well-proportioned double bedrooms & a stylish 'his & hers' shower room, perfectly suited to the demands of modern family life. Externally, the property is approached via a block-paved driveway offering off-road parking for multiple vehicles, together with a paved pathway leading to the entrance. To the rear is an attractive enclosed garden featuring recently renewed paving, a lawned area & timber fencing to the boundaries, providing an ideal space for outdoor dining, entertaining & family enjoyment. Early internal inspection is highly recommended to fully appreciate the excellent accommodation this home has to offer. EPC C.

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

ENTRANCE HALL: PVC double glazed window to fore, radiator, doors to family lounge, breakfast kitchen, shower room and storage, stairs off to first floor.

FITTED BREAKFAST KITCHEN: 11'02 x 10'07: PVC double glazed window to fore, matching wall and base units with recesses for fridge / freezer, washing machine and dishwasher, integral oven, gas hob with extractor canopy over, tiled splashbacks, radiator, door back to entrance hall.

FAMILY LOUNGE THROUGH DINING AREA: 23'06 x 15'08: PVC double glazed bi-folding doors open to rear garden, Velux skylights over, space is provided for a complete lounge suite and dining table with chairs as well as office space, a multi fuel, dual-sided burning stove is provided to centre, set upon a tiled hearth, radiators, door back to entrance hall.

SHOWER ROOM: Suite comprising shower with splash screen door, low level WC and floating vanity wash hand basin, tiled splashbacks, radiator, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to storage, three bedrooms and a family shower room.

BEDROOM ONE: 15'08 x 10'01 max: PVC double glazed windows to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 13'05 x 9'01: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 14'04 x 6'03: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

FAMILY SHOWER ROOM: Walk-in shower with splash screen door to side, low level WC and his & hers wash hand basins, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, timber fencing lines and privatises the property's perimeter with access being gained back into the home via doors to extended lounge / dining room.















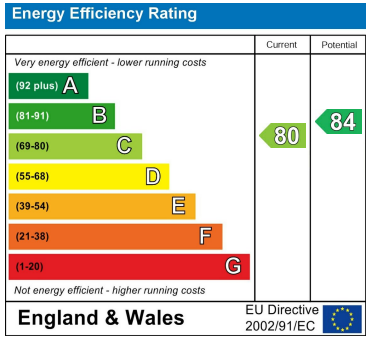
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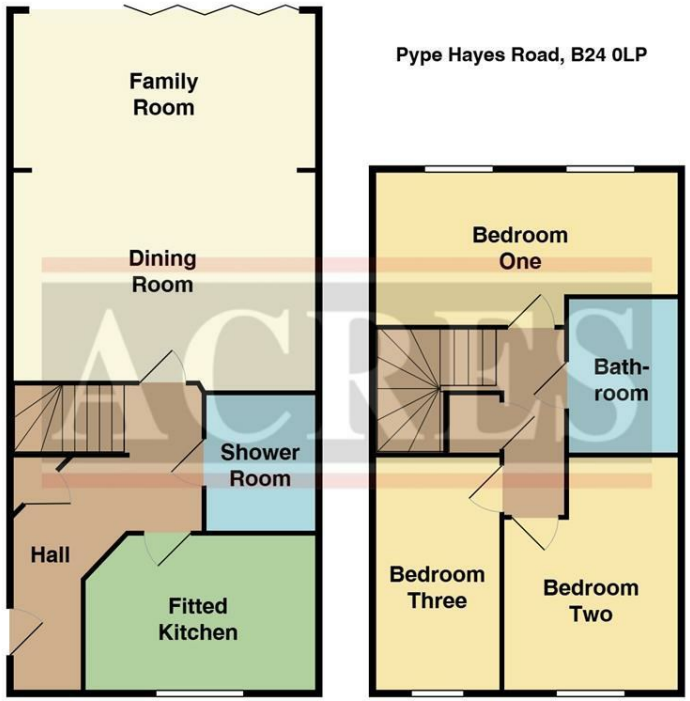
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.