

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk



- Beautifully presented semi detached family home
- Open plan kitchen/dining/family area
- Sitting Room
- Downstairs WC/Utility
- Three Bedrooms
- Family Bathroom
- Large garage/ workshop
- Close to local schools & amenities
- Sought after location
- No chain



**DOUAY ROAD, ERDINGTON, BIRMINGHAM, B24 0BA - OFFERS AROUND  
£380 000**

Welcome to this traditional freehold extended semi detached home situated on Douay Road, Erdington which is being sold with no chain. Offering generous living space and a well thought out layout, this property is ideal for families looking for both comfort and practicality. The accommodation briefly comprises a welcoming entrance hall, a spacious living room to the front and an impressive extended open plan kitchen/dining/family area to the rear, creating the perfect space for everyday family living and entertaining. A conservatory further enhances the ground floor, providing an additional relaxing space with a charming log burner. To the first floor are three well proportioned bedrooms and a family bathroom, offering comfortable accommodation for a growing family. Externally the property benefits from a driveway to the front providing off road parking, while to the rear is a well maintained garden with patio, lawn and planted trees and shrubs. A particularly standout feature is the substantial garage/workshop to the rear, ideal for storage, hobbies or those needing a large workspace.

**ACCESS:** Accessed via a driveway providing parking for two vehicles with double French doors opening to:

**PORCH:** Oak flooring throughout, storage cupboard housing the boiler, PVC door leading to:

**HALLWAY:** Oak flooring throughout, radiator, stairs leading to the first floor landing, storage cupboard and doors leading to:

**LIVING ROOM:** 14'09" into bay x 11'09" Double glazed bay window to front, laminate flooring throughout, and radiator.

**OPEN PLAN EXTENDED KITCHEN / DINING AREA:** 24'05" max x 21'00" max A spacious open plan area with a range of wall and base units, ceramic sink set into wooden work surfaces with tiled splashback, integrated dishwasher, range style "farmhouse" oven with extractor hood over, double glazed window to rear and side and radiator.

**DINING AREA:** Oak flooring throughout, bi folding doors to conservatory and radiator.

**CONSERVATORY:** 15'09" x 11'02" Oak flooring throughout, feature log burner creating a cosy additional reception space.

**DOWNSTAIRS WC/UTILITY:** Low flushing WC with hand wash basin, space for washing machine and tumble dryer.

**LANDING:** Loft access point and double glazed window to side.

**BEDROOM ONE:** 14'10" into bay x 9'05" PVC double glazed bay window to front, laminate flooring, two radiators and built in wardrobes.

**BEDROOM TWO:** 12'05" x 10'06" PVC double glazed window to rear, laminate flooring throughout, radiator.

**BEDROOM THREE:** 7'09" x 5'08" PVC double glazed window to front, laminate flooring throughout, radiator and storage cupboard.

**BATHROOM:** 8'10" x 6'11" Suite comprising low flushing WC with vanity basin, sink with built in units, walk in shower, tiled walls with cladding, obscure PVC double glazed window to rear.

**REAR GARDEN:** A pleasant rear garden with paved patio area, lawn bushes to side and a paved path providing access to a large garage/workshop.

**GARAGE:** 44'02" x 21'04" Substantial garage/workshop with power and lighting and pull out doors, offering excellent storage or workspace potential. (Please check the suitability of this garage for your own vehicle)



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

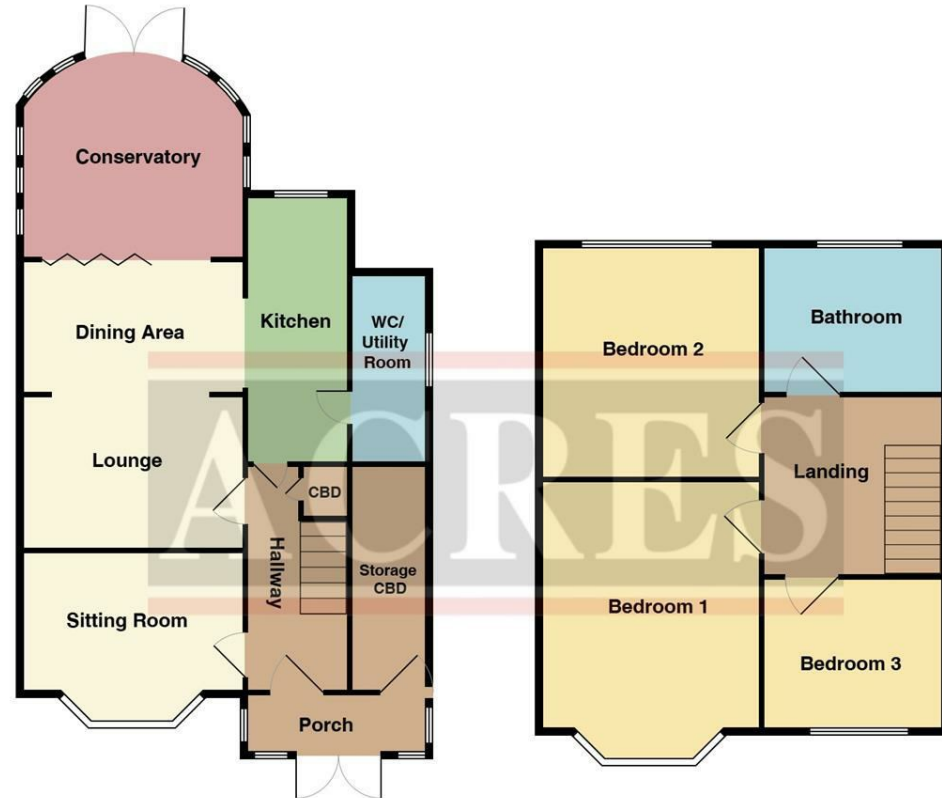


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** C                      **COUNCIL :**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**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.