ACRES

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



- *BEAUTIFULLY MODERNISED*
- Two double bedrooms
- Renewed family shower room
- Expansive family lounge
- Fitted kitchen
- Entrance hall with storage
- Guest cloakroom/w.c.
- Multivehicle drive to fore
- Private rear garden with sheds
- No onward chain





SALTNEY CLOSE, ERDINGTON, B24 0LW - OFFERS OVER £250,000

NO ONWARD CHAIN Occupying a convenient and highly desirable position in Erdington, just off the main Chester Road and a stone's throw from the ever-popular Pype Hayes Park, this two-bedroom leasehold bungalow offers superb internal proportions and delightful décor. Presenting an exciting opportunity for a variety of purchasers, including downsizers, first-time buyers and those seeking a property to personalise to their own tastes, the home combines generous accommodation with a well-connected location. A wealth of local shopping amenities are within comfortable walking distance, whilst an excellent selection of readily available bus services provides convenient access throughout the local area and beyond. The nearby park offers an attractive outdoor space for leisurely walks and recreation, further enhancing the appeal of this well-positioned home. The property benefits from gas central heating and PVC double glazing, both where specified. Internally, the accommodation briefly comprises an entrance hall featuring extensive storage, a guest cloakroom/WC and a considerable lounge offering ample space for both relaxation and entertaining. A fitted kitchen provides practical everyday functionality, whilst an inner hallway leads through to two well-proportioned double bedrooms, one of which benefits from a full wall of fitted wardrobes. A renewed shower room completes the internal accommodation. Externally, the property is approached via a tarmac driveway, complemented by a paved pathway and lawned frontage. To the rear, the garden continues with a combination of paved areas and lawn, together with useful storage sheds, providing a versatile outdoor space with scope for further improvement. To fully appreciate the home on offer, we highly recommend internal inspection. EPC rating C.

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

ENTRANCE HALL: Double doors open to storage, door to guest cloakroom / WC and:

FAMILY LOUNGE: 19'05 x 10'00: PVC double glazed window to fore, having fitted shutter-style blinds over, space for complete lounge suite, radiator, door back to entrance hall, kitchen and glazed obscure door to inner hall.

FITTED BREAKFAST KITCHEN: 9'05 x 8'00: PVC double glazed window to side, having accompanying door, matching wall and base units with recesses for washing machine and fridge / freezer, integral oven, roll edged work surface with one and a half stainless steel sink drainer unit, tiled splashbacks, four ring gas hob having extractor canopy over, door back to lounge.

INNER HALL: Doors open to two bedrooms, a shower room and airing cupboard.

BEDROOM ONE: 13'02 x 8'09: PVC double glazed window to rear, having fitted shutter-style blinds over, space for double bed and complementing suite, radiator, door back to inner hall.

BEDROOM TWO: 9'07 x 7'01: PVC double glazed window to rear, having fitted shutter-style blinds over, space for double bed and complementing suite, fitted wardrobe, radiator, door back to inner hall.

REFITTED SHOWER ROOM: PVC double glazed obscure window to side, having fitted shutter-style blinds over, step-in shower cubicle with glazed splash screen doors, low level WC and vanity wash hand basin, radiator, panelled splashbacks, door back to inner hall.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to fore, having fitted shutter-style blinds over, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, sheds are provided with shrubs to perimeters, access is gained back into the home via a PVC double glazed door to kitchen.















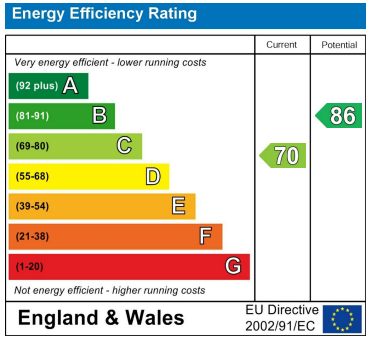
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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

COUNCIL TAX BAND: B COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





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.