

# ACRES

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- Three bedroomed, extended family home
- Superb fully comprehensive bathroom
- Extended fitted kitchen with breakfast area
- Delightful rear lounge
- Appealing allocated dining room
- Shower room/guest WC
- Multivehicle block paved drive
- Low-maintenance rear garden
- Excellent position close to amenities
- Beautiful standard throughout



***EWELL ROAD, ERDINGTON, B24 9EB - OFFERS IN THE REGION OF £355,000***

This beautifully presented three-bedroomed, detached freehold family home has been thoughtfully extended and tastefully updated, offering stylish, ready-to-move-into accommodation in a highly sought-after position within Erdington. Since purchasing the property approximately eight years ago, the current owners have undertaken a comprehensive programme of improvements, creating a welcoming and modern home while still leaving scope for future purchasers to personalise to their own tastes. The property enjoys a convenient setting with a range of well-regarded educational facilities and everyday shopping amenities within easy reach across Erdington, Wylde Green and Sutton Coldfield. Excellent public transport links are also close by, with frequent bus services available on nearby main roads providing easy access to wider retail, leisure and city centre destinations. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation briefly comprises a porch and deep entrance hall with traditional-style doors leading into an attractive formal dining room, a delightful and cosy rear lounge, and an extended fitted breakfast kitchen with ample space for casual dining. The former garage has been cleverly converted to create an inner hall with a shower/WC and useful storage, adding further practicality to the ground floor. To the first floor are three well-proportioned bedrooms, complemented by a comprehensive and stylish family bathroom. Externally, a block paved driveway provides valuable off-road parking to the front, while to the rear a paved patio area leads onto a lawned garden, offering an ideal space for relaxing, entertaining and family enjoyment. To fully appreciate the presentation, space and lifestyle this impressive home offers, an internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a multi vehicular block paved drive with mature shrubs to side, access is gained into the accommodation via a PVC double glazed leaded set of French doors with windows to side and over, into:

**PORCH:** Space is provided to sides for storage, an obscure glazed leaded door opens to:

**ENTRANCE HALL:** Internal, traditional-style doors open to breakfast area / kitchen, lounge, dining room and under-stairs storage, radiator, stairs off to first floor.

**DINING ROOM:** 15'02 x 12'09: PVC double glazed bay window to fore, having leaded lights over, space for dining table and chairs, a decorative, ornamental fireplace with tiled hearth and surround, radiator, door back to entrance hall.

**FAMILY LOUNGE:** 15'00 x 11'08: PVC double glazed bay French doors and windows open to rear garden, space for complete lounge suite, radiator, door opens back to entrance hall.

**EXTENDED FITTED BREAKFAST KITCHEN:**

**BREAKFAST AREA:** 12'09 (through kitchen) x 8'07: PVC double glazed window to rear, space is provided for a breakfast table with fitted seating being provided, having storage under, tiled flooring, radiator, door to entrance hall, access is provided to:

**FITTED KITCHEN:** 17'06 x 5'08: PVC double glazed window to rear, having door opening to side, matching wall and base units with recesses for washing machine, dishwasher, oven and free-standing fridge / freezer, edged work surface with stainless steel sink drainer unit, extractor canopy over, tiled splashbacks and flooring, access back to breakfast area and a door opens to:

**INNER HALL:** 9'11 x 3'04: Doors open to store and shower room / WC, radiator, door back to kitchen.

**SHOWER ROOM / WC:** Suite comprising step-in shower cubicle with glazed splash screen door to side, low level WC and vanity wash hand basin, ladder-style radiator, tiled splashbacks, door back to inner hall.

**STORE:** 7'00 x 2'09: Space is provided for storage, 50/50 split obscure glazed garage doors open to fore.

**STAIRS & LANDING TO FIRST FLOOR:** Obscure stained glass windows to side, doors open to three bedrooms and a fully comprehensive bathroom, an alternate flow fan has been installed for condensation control and ensures comfort all year round.

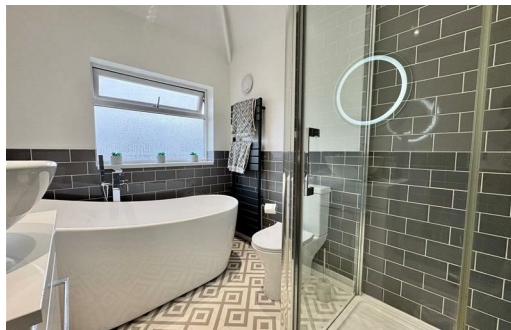
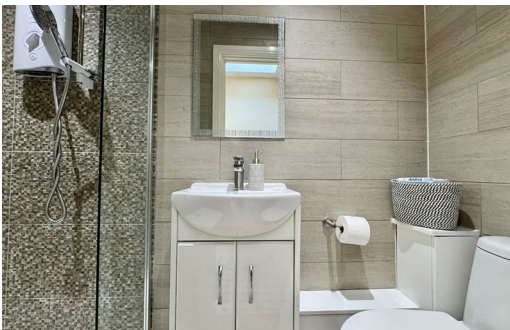
**BEDROOM ONE:** 15'10 (into bay) x 8'02: PVC double glazed bay window to fore, having leaded lights over, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM TWO:** 11'11 x 11'09: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 7'06 x 6'07: PVC double glazed window to fore having leaded lights over, space for bed, radiator, door back to landing.

**FULLY COMPREHENSIVE FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising free-standing bath, step-in shower cubicle with glazed splash screen doors, low level WC and vanity wash hand basin, tiled splashbacks, ladder-style radiator, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border together with timber fencing, with access being given back into the home via doors to lounge and to kitchen.

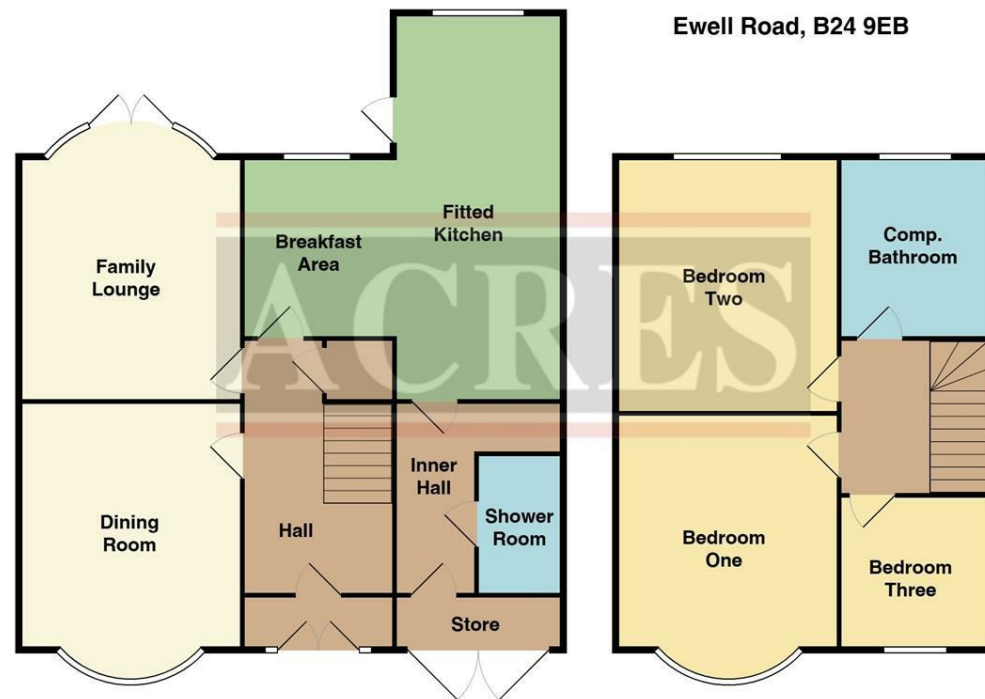


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** C     **COUNCIL:** Birmingham City Council

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>56</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
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 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.