

ACRES

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

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www.acres.co.uk

- Well presented semi detached family home
- Block paved driveway, Garage
- Spacious lounge
- Versatile dining room/playroom
- Fitted kitchen
- Guest WC
- Three well proportioned bedrooms
- Family bathroom
- Generous corner plot
- Internal viewing is highly recommended



WARRINGTON DRIVE, ERDINGTON, B23 5YP - OFFERS OVER £285,000

Situated in a pleasant residential location, this well presented semi detached family home enjoys a convenient setting close to a range of everyday amenities. The property is ideally placed for access to well regarded local schools, nearby shops and supermarkets, as well as excellent transport links providing easy routes into surrounding towns and city centres. The area is also well served by local parks and green spaces, making it an ideal choice for families or buyers seeking a balance between convenience and a welcoming community environment. Internally the property offers spacious and well planned accommodation throughout, perfectly suited to modern family living. The home benefits from a welcoming entrance hall with guest WC, a comfortable lounge with feature fireplace, and an opening through to a versatile dining room or playroom which leads into a bright conservatory overlooking the garden. A well appointed kitchen completes the ground floor, while to the first floor there are three bedrooms and a family bathroom. Externally the home stands on a generous corner plot with a beautifully maintained rear garden, garage, and a newly laid block paved driveway providing ample off road parking.

Accessed via a newly laid block paved driveway providing off road parking for multiple vehicles and leading to:

ENTRANCE HALL: Composite front entrance door with two obscure decorative panels to centre, radiator and door leading to:

GUEST WC: Obscure PVC double glazed window to front, low flushing WC, hand wash basin and ladder style radiator.

LOUNGE: 15'10 max x 13'11 max (11'06 min) PVC double glazed bow window to front, radiator, electric log burner effect fire with marble hearth, inset and decorative surround, stairs rising to first floor landing and opening through to:

DINING ROOM / PLAYROOM: 9'08 x 7'06 PVC double glazed patio doors leading through to the conservatory, radiator and ample space for dining room furniture or alternatively ideal as a playroom or additional sitting area.

CONSERVATORY: 14'04 x 9'05 PVC double glazed French doors to rear with further PVC double glazed windows to rear and side, underfloor heating and space for dining furniture or further seating, offering lovely views over the garden.

KITCHEN: 9'06 x 7'10 PVC double glazed window to rear, part obscure PVC double glazed door to side, stainless steel sink and drainer set into roll top work surfaces with matching base and wall units and drawers, integrated oven with four ring induction hob and extractor hood over, space and plumbing for washing machine, space for fridge freezer and door to useful understairs storage cupboard.

FIRST FLOOR LANDING: Obscure PVC double glazed window to side, built in cupboard and doors leading to:

BEDROOM ONE: 9'02 x 8'07 PVC double glazed window to rear, radiator and built in wardrobes.

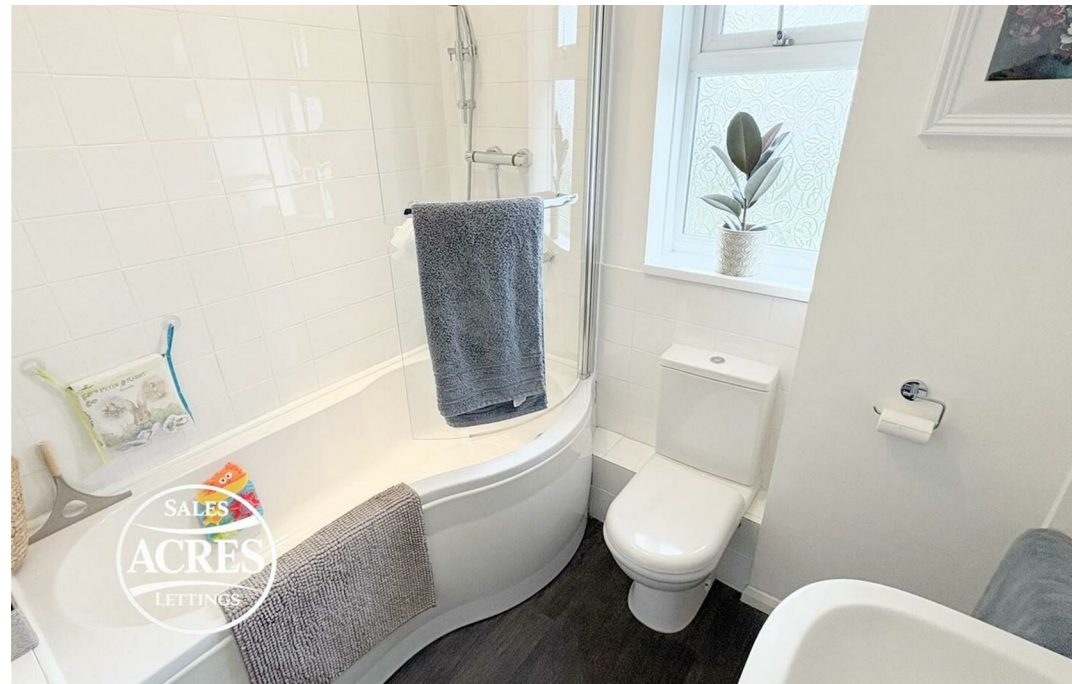
BEDROOM TWO: 10'09 x 7'08 PVC double glazed window to front, radiator and built in wardrobes.

BEDROOM THREE: 7'10 x 7'07 PVC double glazed window to front, radiator and built in cupboard.

FAMILY BATHROOM: Obscure PVC double glazed window to rear, white suite comprising a panelled bath, low flushing WC and hand wash basin with tiled surround and ladder style radiator.

REAR GARDEN: A generous corner plot featuring a paved patio area leading to a lawned garden with shaped borders to the side and rear containing a variety of plants, bushes and trees. Electric power supply/socket connected to the brick wall. There is access to the side door of the garage and gated access to the front.

GARAGE: Accessed via the garden with side entrance door and electronic garage door to the front for additional access. (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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 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.