ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Extended, three bedroomed family home
- Family bathroom
- Appealing family lounge
- Extended fitted breakfast kitchen with dining & family area
- Rear toilet block
- Low-maintenance rear garden
- Double garage to back of plot
- Multivehicle drive
- Superbly presented and composed
- Excellent local amenities





PADSTOW ROAD, ERDINGTON, B24 0NG - OFFERS IN THE REGION OF £315,000

This three-bedroomed, extended and deceptively spacious family home is superbly positioned on Padstow Road in Erdington, offering excellent access to a wide range of local amenities and facilities. Tastefully redeveloped, the property features an impressive open-plan kitchen with dedicated dining and family areas, making it ideal for modern family living and entertaining. Further highlights include a rear double garage and a separate outside toilet block, adding both practicality and convenience. The location is well served by readily-available bus routes providing easy commuting to surrounding towns and city centre destinations, including Birmingham and Walmley. A public park and a large shopping centre are also within close proximity, enhancing the appeal for families and professionals alike. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation briefly comprises a deep porch, entrance hall, a renewed fitted breakfast kitchen with dining and family area, a 9kW wood-burning stove providing warmth and character, a family lounge and a side passage completing the ground floor. To the first floor are three well-proportioned bedrooms, with the third cleverly designed to incorporate a fitted single bed, and a family bathroom servicing all rooms. Externally, a multi-vehicle driveway leads to the front of the property. To the rear, paved areas lead onto a lawned garden, with access to the double garage situated at the back of the plot, along with the separate toilet block. To fully appreciate the size, layout and extensive improvements of this versatile family home, internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicular drive, access is gained into the accommodation via a PVC double glazed door into:

PORCH: PVC double glazed windows to side, an obscure glazed internal front door opens to:

ENTRANCE HALL: Stairs off to first floor, radiator, door opens to:

EXTENDED FITTED BREAKFAST KITCHEN: 24'04 x 14'11: PVC double glazed bi-folding and French doors open to rear garden, matching wall and base units with integrated washing machine, dishwasher, double oven and further single oven, recess for free-standing American-style fridge / freezer, edged granite work surfaces with five ring gas hob, inset sink unit, space for dining table and chairs as well as lounge suite, multi-fuel 9kW stove, skylights over, an obscure glazed door gives access to side passage, door to understairs storage and back to entrance hall, double doors open to:

FAMILY LOUNGE: 12'09 (into bay) x 9'11 max / 9'06 min: PVC double glazed bay window to fore, space for complete lounge suite, radiator, double doors open back to kitchen.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom, glass balustrade.

BEDROOM ONE: 13'02 x 9'10: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 12'07 x 9'11: PVC double glazed bay window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 6'09 x 5'08: PVC double glazed bow window to fore, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, floating half-style pedestal wash hand basin and low level WC, ladder style radiator, panelled splashbacks, door back to landing.

REAR GARDEN: A patio advances from the accommodation and leads to lawn, an external toilet block is provided and access to a rear double garage.

TOILET BLOCK: 5'11 x 4'04: Provision for a WC, access is given back to garden.

REAR GARAGE: 14'11 x 13'09: (please check suitability for your own vehicle use): Garage doors give access to rear off-road track, further door gives access back to garden.















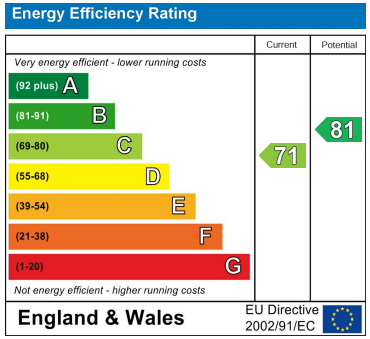
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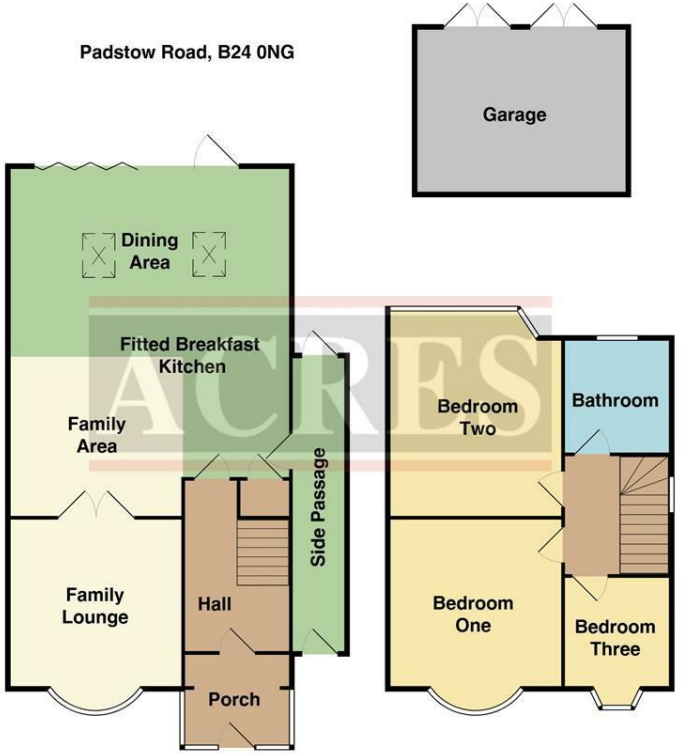
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B 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.