

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Two double bedrooms, semi detached home
- Delightful family bathroom
- Spacious lounge with bay window
- Open plan fitted breakfast kitchen
- Dining and lounging space
- Multivehicle drive to fore
- Vast rear garden with entertaining space
- Excellent position close to amenities
- Well-regarded schooling nearby
- Ideal first time purchase



**ELMFIELD AVENUE, ERDINGTON, B24 0QB - OFFERS IN EXCESS OF £250,000**

Occupying a sought-after position on Elmfield Road, this beautifully presented two-bedroomed, semi-detached freehold home offers deceptively spacious accommodation and stylish interiors, making it ideal for first-time buyers, young families and downsizers alike. Conveniently located within walking distance of local amenities and with easy access to the comprehensive facilities of Walmley, the property also benefits from excellent transport links, well-regarded schools, Pye Hayes Park and Pye Hayes Golf Course nearby. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a welcoming entrance hall, a charming family lounge with bay window to the front, and an impressive open-plan breakfast kitchen, dining and family living space to the rear, creating the perfect hub for modern family life and entertaining. To the first floor are two generous double bedrooms, both featuring fitted wardrobes, together with a stylishly renewed family bathroom. Externally, the home is approached via a block-paved driveway providing off-road parking, whilst side access leads to a private rear garden laid mainly to lawn and bordered by a variety of mature shrubs and bushes. Offering spacious accommodation, tasteful presentation and a highly convenient location, this excellent home must be viewed internally to be fully appreciated. EPC Rating D.

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

**ENTRANCE HALL:** PVC double glazed obscure window to side, doors open to lounge and to an extended dining area / fitted breakfast kitchen, stairs off to first floor.

**FAMILY LOUNGE:** 13'01 (into bay) x 12'04 max / 10'05 min: PVC double glazed bay window to fore, space for complete lounge suite, radiator, door back to entrance hall.

**DINING ROOM THROUGH EXTENDED BREAKFAST KITCHEN:** 18'03 x 15'09 max / 9'03 min: PVC double glazed windows and French doors open to rear garden, matching wall and base units with recesses for Aga, washing machine, dryer and fridge / freezer, roll edged work surface with one and a half stainless steel sink drainer unit, extractor canopy over, radiators, space for dining table and chairs as well as family lounging suite, door to understairs storage and bi-folding door opens back to entrance hall.

**STAIRS & LANDING TO FIRST FLOOR:** Doors open to two bedrooms and a family bathroom.

**BEDROOM ONE:** 12'00 x 10'05: PVC double glazed window to fore, space for double bed and complementing suite, fitted sliding mirrored wardrobes, radiator, door back to landing.

**BEDROOM TWO:** 12'00 x 9'00: PVC double glazed window to rear, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to sides, suite comprising P-shaped bath with splash screen door to side, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to landing.

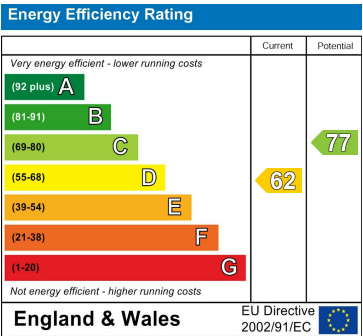
**REAR GARDEN:** A paved patio advances from the accommodation and leads to lawn, garden beds are provided to the sides of the property and access is given back into the home via doors to breakfast kitchen.



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: 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.