ACRES

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- Two bedroomed, well-proportioned bungalow
- Delightfully-appointed shower room
- Spacious lounge with bay window to fore
- Attractive fitted kitchen
- Appealing side passage/lean-to
- Superb rear conservatory
- Paved drive to fore
- Lawned rear garden
- No onward chain
- Excellent, sought-after position

MOOR END LANE, ERDINGTON, B24 9DJ - OFFERS OVER £245,000

This charming, well-presented, two-bedroomed, freehold detached bungalow is nestled within a peaceful Erdington location, just a short stroll from a range of daily essential amenities. Lovingly maintained, the property offers clean, tidy interiors & a welcoming atmosphere & also grants ample opportunity for personalisation to suit individual taste & requirements. The bungalow benefits from close proximity to Erdington's vibrant shopping centre, with a variety of stores including grocery outlets, fashion retailers & convenience shops. Commuting is made easy with readily-available bus services providing excellent connections to surrounding town & city centre locations such as Birmingham & Wylde Green. Additionally, the nearby cross-city rail line at Erdington ensures further accessibility to wider local cities, perfect for professionals & retirees alike. Internally, the property benefits from gas central heating & PVC double glazing (both where specified), & briefly comprises: deep & spacious entrance hall, with glazed doors opening into a well-equipped fitted kitchen. A side passage/lean-to acts as a utility space, offering washing facilities & further practicality. The family lounge is bright & generously-sized, complete with a bay window to the front, creating a warm & relaxing setting. Accommodation continues with a well-appointed shower room & two bedrooms. The master bedroom features sliding patio doors that open into a delightful rear conservatory—an ideal space for enjoying views of the garden in all seasons—& the 2nd bedroom lends itself perfectly for use as a dining room, study, or guest accommodation. Externally, a paved driveway welcomes you into the property, framed by attractive shrubs to the perimeter. The rear garden is immaculately tended, laid mainly to lawn with scope for further landscaping or outdoor living enhancements. To fully appreciate all that this lovely bungalow has to offer, internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a paved drive with shrubbery to sides, access is gained into the accommodation via a PVC double glazed set of French doors with windows to side into:

PORCH:
An obscure glazed timber door opens to:

DEEP ENTRANCE HALL:
Doors open to cloaks storage, glazed obscure doors open to kitchen, shower room, two bedrooms and a family lounge.

FAMILY LOUNGE: 16'07 x 11'01:
PVC double glazed bay window to fore, gas coal-effect fire set upon a tiled hearth having brick surround and mantel over, space for complete lounge suite, radiator, a glazed obscure door opens back to entrance hall.

FITTED KITCHEN: 12'03 x 7'10:
PVC double glazed window to fore, matching wall and base units with recesses for cooker, dishwasher and free-standing fridge, roll edged work surface with extractor canopy over, radiator, obscure door back to entrance hall, a PVC double glazed window looks to lean-to and cottage-style obscure door to side also opens to:

LEAN-TO: 15'09 x 4'04:
PVC double glazed obscure doors to hall and to rear, matching base units with recesses for washing machine and dryer, a water outlet is provided, edged work surface with stainless steel sink drainer unit, cottage-style door opens back to kitchen.

BEDROOM ONE: 12'02 x 11'02:
Double glazed sliding patio doors open to rear conservatory, fitted wardrobes with complimenting suite having recess to centre for bed, radiator, obscure door back to entrance hall.

BEDROOM TWO / DINING ROOM: 11'04 x 8'07:
PVC double glazed window to side and to rear, space for double bed and complimenting suite, alternatively for dining table and chairs, radiator, obscure doors open to conservatory and back to entrance hall.

SHOWER ROOM:
PVC double glazed obscure window to side, suite comprising step-in shower cubicle with glazed splash screen door, vanity wash hand basin and low level WC, radiator, tiled splashbacks, obscure door back to entrance hall.

REAR CONSERVATORY: 23'09 x 7'04:
PVC double glazed windows and sliding patio door open to rear garden, space is provided for a garden suite, an obscure door leads back to bedroom two / dining room, sliding patio doors also open to bedroom one.

REAR GARDEN:
A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's perimeter with access being gained back into the home via rear conservatory and to side lean-to.

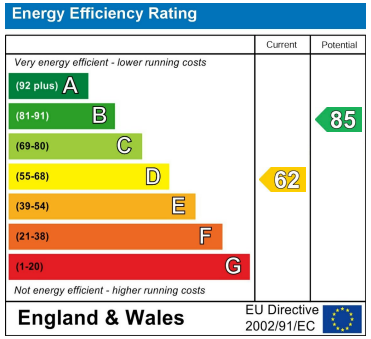
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

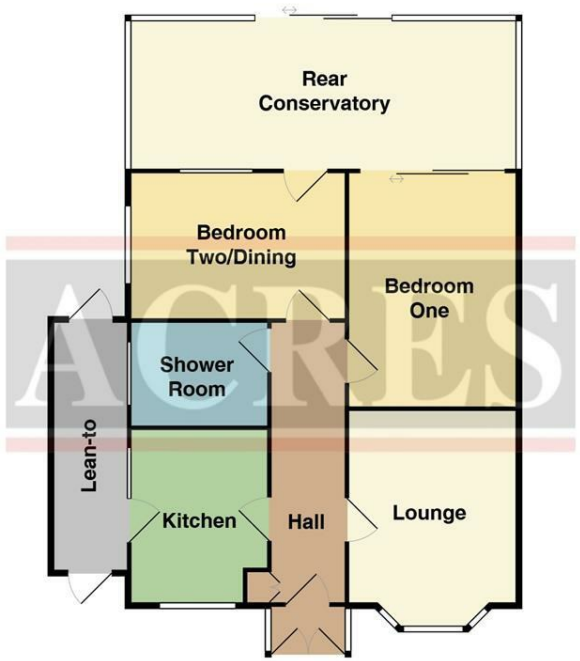
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888



Moor End Lane, B24 9DJ



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.