

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- No onward chain
- Three bedroomed, mid-terraced home
- Well-appointed family bathroom
- Spacious lounge with dining space
- Attractive fitted kitchen
- Guest cloakroom/WC and entrance hall
- Off-road parking with garage
- Lawned rear garden
- Excellent position close to amenities
- Fantastic scope for personalisation



***SPIRAL GREEN, ERDINGTON, B24 0TR - ASKING PRICE £225,000***

This hugely deceptive, 3-bedroomed mid-terraced freehold family home in Erdington offers impressive internal proportions & scope for personalisation - an ideal opportunity for buyers seeking a property that can be tailored to their own tastes. Conveniently positioned within walking distance of a variety of local amenities, the home benefits from readily-available bus services & excellent road networks, ensuring ease of commute. Well-regarded schooling can also be found nearby & a range of daily essential shopping facilities are located just a short walk from the property making it both practical & well connected. Benefitting from gas central heating & PVC double glazing (both where specified) & recently refreshed internally, a neutral & welcoming blank canvas is ready for its next owners to make their mark. Accommodation is entered via a deep & inviting entrance hall providing access to the main living areas. An ample fitted kitchen & a sizeable family lounge provides a versatile living environment ideal for everyday family life & entertaining alike. A useful guest cloakroom/WC together with additional storage facilities completes the ground floor. To the 1st floor, the sense of space continues with 3 tremendously-proportioned bedrooms, each offering comfortable accommodation & flexibility for families, guests or home working. A well-appointed family bathroom serves all bedrooms, while 3 additional storage cupboards further enhance practicality. Externally, the property is approached via a paved driveway which leads to a single garage, providing off-road parking & additional storage potential. To the rear, a paved patio area extends from the property and leads onto a lawned garden, enclosed by timber fencing to the perimeters & offering a pleasant outdoor space suitable for relaxation or family use. With generous accommodation, excellent potential & a convenient location, internal inspection is highly recommended to fully appreciate this home. EPC Rating C.

Set back from the road behind a paved drive giving access to a single garage, access is provided into the home via a PVC double glazed obscure door into:

**ENTRANCE HALL:** Doors open to storage and guest cloakroom / WC, glazed obscure doors open to lounge and access to kitchen, radiator, stairs off to first floor.

**FITTED KITCHEN:** 9'03 x 8'05: PVC double glazed window to fore, matching wall and base units with recesses for fridge, freezer and oven, edged work surface with breakfast bar, stainless steel sink drainer unit, tiled splashback, radiator, access back to entrance hall.

**FAMILY LOUNGE:** 14'07 x 13'08: PVC double glazed obscure window to rear, having door to side, space for complete lounge suite, radiator, glazed obscure door opens back to entrance hall.

**GUEST CLOAKROOM / WC:** Suite comprising low level WC and wash hand basin, tiled splashbacks, door back to entrance hall and door to garage.

**STAIRS & LANDING TO FIRST FLOOR:** Doors open to three bedrooms, a family bathroom and three storage rooms.

**BEDROOM ONE:** 14'08 x 10'09: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM TWO:** 13'04 x 8'03: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 8'07 x 8'01: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

**FAMILY BATHROOM:** Skylight over, suite comprising bath, WC, and pedestal wash hand basin, radiator, tiled splashback, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to lawn, timber fencing lines and privatises the property's border with access being given to a rear gate, access is provided back into the home via a PVC double glazed obscure door to lounge.

**GARAGE:** 19'06 x 8'03: (please check suitability for your own vehicle use): Recess is provided for washing machine, a timber door opens to front drive with garage door opening to fore, internal door opens back to WC.





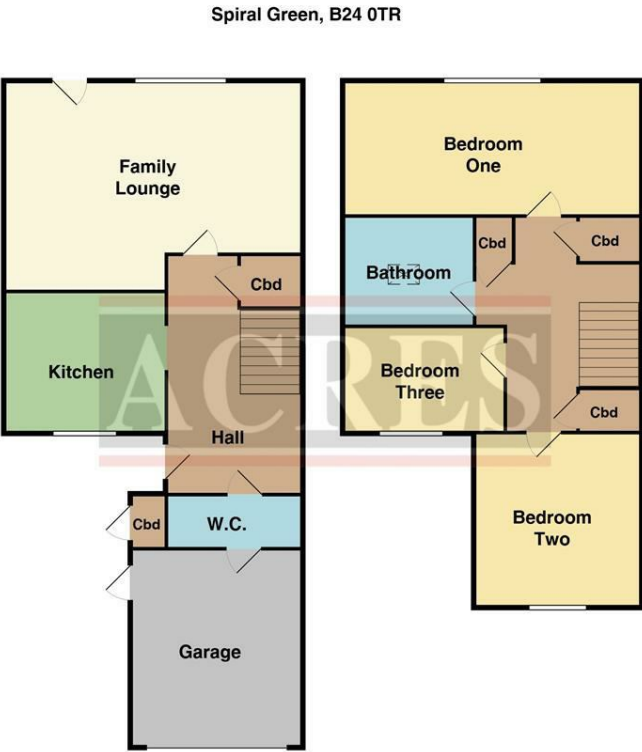


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

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

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 76                      | 81        |
| 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.