

ACRES

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



- First floor, two bedroomed apartment
- Second bedroom with built-in storage
- Well-appointed family bathroom
- Attractive fitted kitchen
- Spacious family lounge
- Healthy leasehold term
- Allocated parking space to fore
- Close to local amenities
- No onward chain
- Ready for move-in



***SPRINGTHORPE ROAD, ERDINGTON, B24 0PL - OFFERS IN THE REGION OF
£150,000***

Offered with no onward chain and ready for immediate move-in, this two-bedroomed, first floor apartment in Erdington represents an excellent opportunity for both first-time buyers and investors alike. Benefitting from scope for personalisation and redevelopment, the home occupies a convenient and accessible position, just a short drive from major motorway links making it ideal for commuters. Local essentials including shopping amenities, facilities, and bus services are readily available along the popular Tyburn Road, ensuring daily needs are well catered for. Local public parks and well-regarded schooling are all within walking distance of the home. Internally, the property enjoys the benefits of electric heating and PVC double glazing (both where specified), and is further enhanced by an allocated parking space for added convenience, as well as a 106 year lease (please confirm with your legal representative). The accommodation briefly comprises an entrance hall with stairs leading to a first floor landing, from which doors open into a well-proportioned family lounge, a fitted kitchen, and two generously-sized double bedrooms. A well-appointed bathroom and useful storage cupboards complete the internal layout. Externally, the property is accompanied by communal lawns and shrubbery, while a private, coal-shed-style storage space to the side offers practical additional storage. With its appealing position, potential for improvement, and lack of onward chain, this home is well worth viewing. Internal inspection is highly recommended to fully appreciate the accommodation on offer. EPC Rating C.

Set back from the road behind a tarmac path with block paving, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE TO STAIRS:

Space is provided for cloaks storage, stairs lead to:

LANDING: Wall-mounted electric radiator, doors open to family lounge, kitchen, bathroom, two bedrooms and storage.

FAMILY LOUNGE: 13'05 x 12'10:

PVC double glazed window to side, electric fire set upon a hearth with matching surround and timber mantel over, radiator, door back to landing.

KITCHEN: 9'00 x 8'02:

PVC double glazed window to side, matching wall and base units with integrated oven, recess for free-standing fridge / freezer and washing machine, roll edged work surface with one and a half stainless steel sink drainer unit, four ring electric hob with extractor canopy over, tiled splashbacks, door back to landing.

BEDROOM ONE: 13'11 x 9'08:

PVC double glazed windows to fore, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM TWO: 10'10 x 9'08:

PVC double glazed window to fore, space for double bed and complimenting suite, built-in over-stairs storage, radiator, door back to landing.

FAMILY BATHROOM:

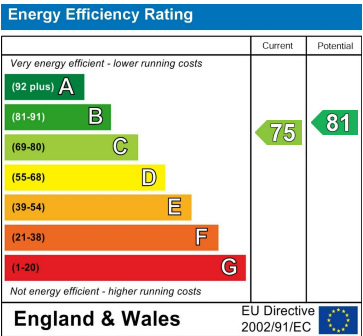
Suite comprising bath, low level WC and pedestal wash hand basin, tiled splashbacks, door back to landing.



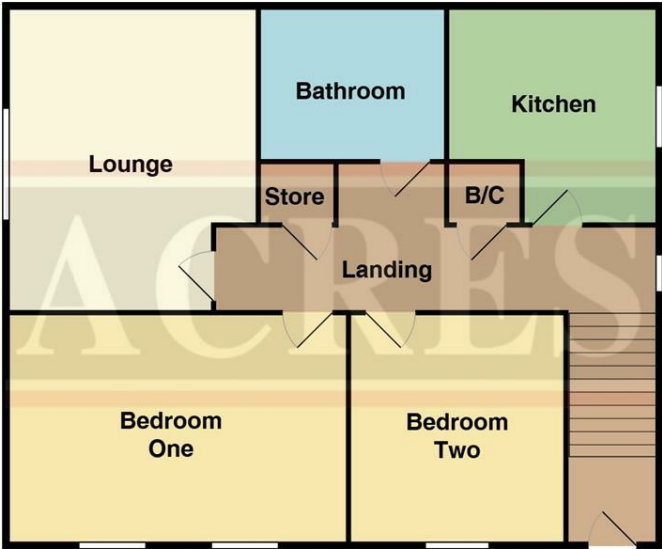
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888



Springthorpe Road, B24 0PL



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.