ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Four bedroomed home
- Master with en-suite shower room
- Well-appointed family bathroom
- Spacious lounge through dining room
- Fitted breakfast kitchen
- Appealing utility & guest cloakroom/WC
- Converted garage offering study/family room
- Off-road parking to fore
- Private and mature rear garden
- Close to amenities

SPRINGTHORPE ROAD, ERDINGTON, B24 0PL - ASKING PRICE £360,000

Set upon a popular residential estate in Erdington, this freehold four-bedroom detached family home is Ideally positioned close to a vast array of local amenities, the property enjoys readily available bus services, a variety of shopping facilities and well-regarded schooling, all within a short walking distance. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a deep entrance hall, a spacious family lounge opening into a dining room, a fitted breakfast kitchen with utility area, guest cloakroom/W.C. and a converted garage offering excellent versatility as a study or additional family room. To the first floor, four well-proportioned bedrooms are provided, with the principal bedroom benefiting from an en-suite shower room, whilst a family bathroom serves the remaining accommodation. Externally, the home is approached via a driveway providing off-road parking, complemented by a lawned foregarden. To the rear, a generous lawn is accompanied by patio seating and dining areas, creating an ideal space for family enjoyment and entertaining. To fully appreciate the accommodation, versatility and convenient location on offer, internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a tarmac drive with lawn to side, access is gained into the accommodation via a PVC door with obscure glazed windows to side into:

ENTRANCE HALL: Internal doors open to a fitted breakfast kitchen, family lounge through dining area, guest cloakroom / WC and converted garage now offering office / further family room, radiator, stairs off to first floor.

FAMILY LOUNGE: 22’08 x 12’09 max / 11’01 min: PVC double glazed French doors and bay windows open to rear garden, space for complete lounge suite and dining table with chairs, radiators, door opens back to entrance hall.

FITTED BREAKFAST KITCHEN: 12’02 x 8’00: PVC double glazed windows to fore, matching wall and base units with a variety of integral and recesses for appliances, roll edged work surface with gas hob having extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks, radiator, space for stools to breakfast table, obscure window to side, glazed door back to entrance hall and door to:

UTILITY: PVC double glazed obscure door to side, contrasting wall and base units with recesses below a roll edged work surface for washing machine and dryer, tiled splashbacks, radiator, door back to fitted kitchen.

CONVERTED GARAGE / OFFICE / FURTHER FAMILY ROOM: 15’05 x 7’05: PVC double glazed windows to fore, space for office furniture or lounging furniture, radiator, door back to entrance hall.

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

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

BEDROOM ONE: 11’03 x 11’01: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobes, radiator, door back to landing and door to:
ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising step-in shower cubicle with bi-folding glazed splash screen door, low level WC and pedestal wash hand basin, radiator, tiled splashbacks and flooring, door back to bedroom.

BEDROOM TWO: 11’00 x 7’08: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

BEDROOM THREE: 8’07 x 7’10: PVC double glazed window to rear, space for double bed and complementing suite, radiator, built-in wardrobes, door back to landing.

BEDROOM FOUR: 8’06 x 7’02: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, low level WC and pedestal wash hand basin, tiled splashbacks and flooring, radiator, door to airing cupboard and door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property’s border with a rear patio being provided for dining and entertaining, access is given back into the home via PVC double glazed French doors into dining area / family lounge.

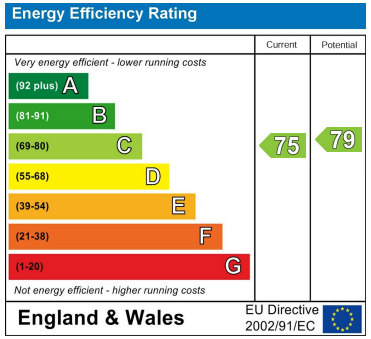
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

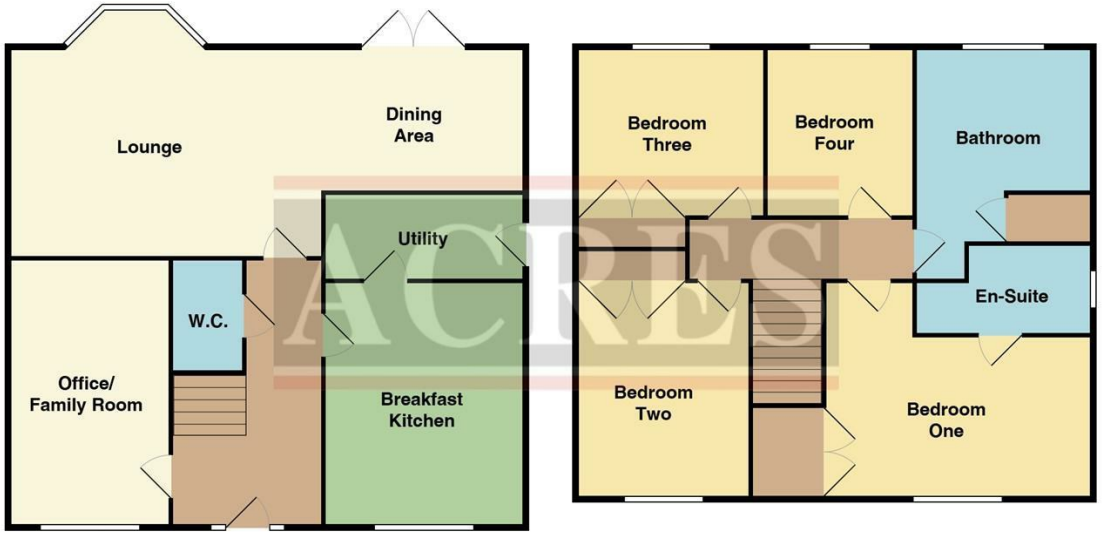
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: E COUNCIL: Birmingham City Council

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 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.