

# ACRES

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- Three bedroom traditional semi detached home
- Residential location in Erdington
- Off road parking and garage
- Two reception rooms
- Bright conservatory
- Fitted kitchen
- Separate utility room
- Family bathroom
- Private rear garden
- Excellent access to local amenities and transport links



**HIDSON ROAD, ERDINGTON, B23 7DY - £290,000**

Situated in a popular residential area of Erdington, this well presented three bedroom traditional home benefits from excellent access to local amenities, schools and everyday conveniences. Erdington High Street is within easy reach, offering a variety of shops, supermarkets and cafes, while nearby transport links including Erdington Train Station and main bus routes provide straightforward access into Birmingham City Centre and surrounding areas. The property itself offers generous and versatile accommodation, including two reception rooms, a bright conservatory, fitted kitchen with separate utility space and three well proportioned bedrooms. Externally, there is off road parking to the front, a garage for additional storage and a private rear garden with patio and lawned areas, making this an ideal home for families and first time buyers alike.

The property is approached via a paved driveway providing off road parking for one vehicle, alongside a raised lawned fore garden.

**ENCLOSED PORCH:** PVC double glazed entrance door with two central arched style panels and matching PVC double glazed windows to either side, laminate flooring.

**ENTRANCE HALL:** Part obscured glazed entrance door with single glazed windows to either side, radiator and stairs rising to the first floor landing.

**LOUNGE:** 14'06" into bay x 11'05" max / 10'03" min PVC double glazed bay window to the front, radiator and good space for lounge furniture.

**DINING ROOM:** 10'11" max / 9'09" min x 13'00" Single glazed French doors to conservatory with single glazed windows to either side, radiator, gas coal effect fire set on a brick hearth with inset and surround, wooden flooring.

**CONSERVATORY:** 11'02" x 9'02" PVC double glazed patio doors to the side, PVC double glazed windows to the side and rear, tiled flooring, radiator.

**KITCHEN:** 13'05" x 6'02" PVC double glazed window to the rear, stainless steel sink and drainer set into roll top work surfaces, matching base and wall units and drawers, integrated eye level electric oven, four ring electric hob with extractor hood over, tiled splashbacks, tiled flooring, integrated under counter fridge, radiator.

**UTILITY ROOM:** 7'08" x 7'07" Single glazed door to the rear with single glazed windows to either side, roll top work surfaces, space and plumbing for washing machine and tumble dryer, tiled flooring, internal door to garage.

**FIRST FLOOR LANDING:** Obscure PVC double glazed window to the side, loft access point, doors leading to:

**BEDROOM ONE:** 14'08" into bay x 9'11" PVC double glazed bay window to the front, fitted wardrobes, radiator.

**BEDROOM TWO:** 13'04" into wardrobe and window x 11'00" PVC double glazed box bay window to the rear, fitted double wardrobes, radiator.

**BEDROOM THREE:** 7'10" x 6'03" PVC double glazed window to the front, radiator.

**BATHROOM:** Obscure PVC double glazed window to the rear, corner bath with shower over, low flushing WC, hand wash basin, radiator, tiled surround, laminate flooring.

**REAR GARDEN:** Paved patio area with a further paved pathway leading through the first lawned garden and continuing to a second lawned area. Bushes and shrubs to both sides and conifer trees to the rear provide a good degree of privacy.



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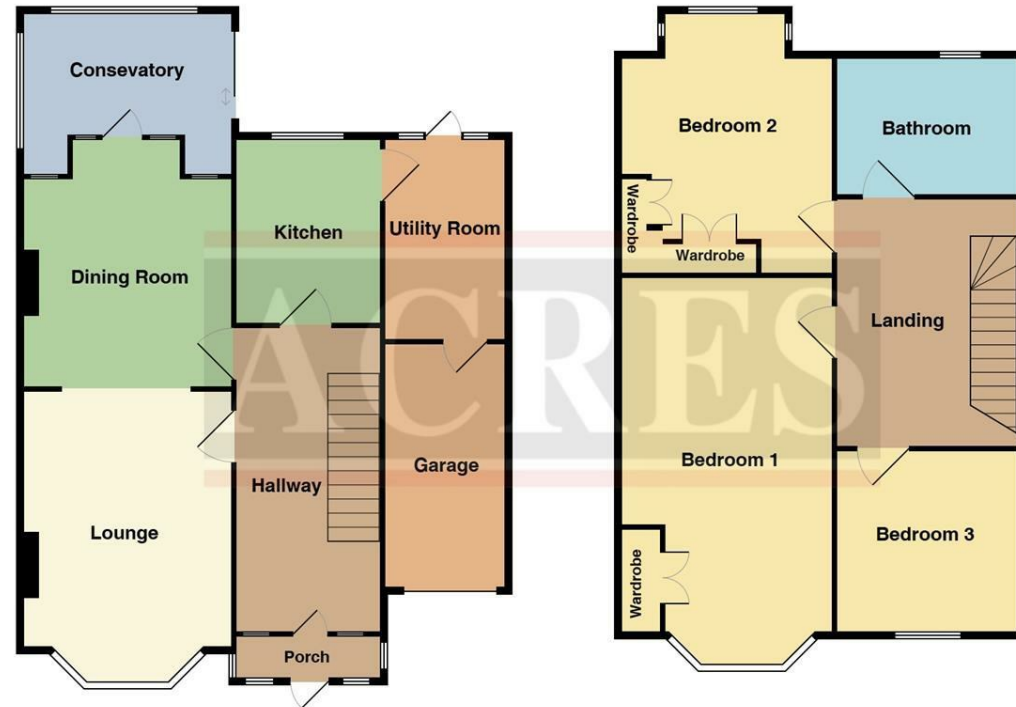
**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** C                      **COUNCIL :**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

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