

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Three bedroomed, detached family home
- Family bathroom and separate WC
- Spacious family lounge
- Impressive rear dining room
- Fitted kitchen and understairs pantry
- Large lean-to with guest cloakroom/WC
- Multivehicle drive with single garage
- Sizeable rear garden with patio spaces
- Excellent position close to amenities
- No onward chain



**BEECHES DRIVE, ERDINGTON, B24 0DU - OFFERS AROUND £400,000**

This three bedroomed, detached freehold family home occupies a substantial plot, offering exceptional potential for extension and modernisation throughout (subject to the necessary permissions), making it an ideal opportunity for those seeking to create a long-term family residence with no onward chain. Conveniently positioned within walking distance of a variety of shopping amenities and facilities along the ever-popular Chester Road, the property benefits from excellent connectivity to multiple towns across Birmingham. Well-regarded schooling is located nearby, alongside expansive public parks, while readily-available bus services ensure ease of commute throughout the surrounding area. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation briefly comprises a porch leading into a deep and traditional entrance hall, a spacious family lounge, a rear dining room, and a fitted kitchen complete with pantry. A useful lean-to provides additional storage, alongside a guest cloakroom/WC, completing the ground floor. To the first floor, three impressively proportioned double bedrooms are thoughtfully arranged and serviced by a separate, easily accessible bathroom and a separate WC. Externally, the property is approached via a multi-vehicle block paved driveway, giving access to a single garage. The rear garden offers a combination of paved areas leading to a well-maintained lawn, with beautifully-kept borders lining the perimeter. A further patio area is situated towards the rear of the garden, providing an ideal space for outdoor entertaining. To fully appreciate the space, setting and potential this home has to offer, internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicular paved drive, access is gained into the accommodation via an aluminium obscure glazed door set in a hardwood frame with windows to side and overhead, into:

**PORCH:** A partially obscure glazed hardwood door with Chubb lock opens to:

**ENTRANCE HALL:** PVC double glazed obscure window to fore, radiator, glazed doors to lounge and to dining room, obscure door to kitchen, stairs off to first floor.

**FAMILY LOUNGE:** 11'10 x 11'02: PVC double glazed bay window to fore, space for complete lounge suite, space for electric fire having matching hearth and surround, radiator, glazed door back to entrance hall.

**DINING ROOM:** 12'00 x 11'02: PVC double glazed window to rear, space for dining table and chairs, radiator, gas fire on a paved hearth having brick slip surround, radiator, glazed door back to entrance hall.

**FITTED KITCHEN:** 10'02 x 7'10: PVC double glazed window to rear, matching wall and base units with recesses for cooker and washing machine, roll edged work surface with one and a half stainless steel sink drainer unit, tiled splashbacks, radiator, obscure door back to entrance hall and to lean-to, sliding door opens to:

**PANTRY:** Recess for fridge / freezer, obscure window to lean-to.

**LEAN-TO:** Doors open to airing cupboard, garage, side access, rear access and WC, an obscure glazed window back to pantry, obscure glazed door to kitchen.

**GUEST CLOAKROOM / WC:** Obscure window to rear, suite comprising high level WC, door back to lean-to.

**STAIRS & LANDING TO FIRST FLOOR:** PVC double glazed obscure window to side, doors open to three bedrooms, bathroom and separate WC.

**BEDROOM ONE:** 12'03 x 11'02: PVC double glazed bay window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

**BEDROOM TWO:** 12'04 x 11'02: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 15'01 x 7'11: PVC double glazed window to fore, space for bed and complementing suite, radiator, door opens to eaves storage suitable for conversion, and door back to landing.

**BATHROOM:** PVC double glazed obscure window to rear, suite comprising bath with easy access splash screen bi-folding door, pedestal wash hand basin, tiled splashbacks, radiator, door to storage and door back to landing.

**WC:** PVC double glazed obscure window to side, suite comprising low level WC, tiled splashbacks, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to lawn, mature well-tended shrubs and bushes line and privatise the property's border with access being given to rear patios suitable for socialising and entertaining, access is gained back into the home via a timber door to lean-to.

**GARAGE:** (please check suitability for your own vehicle use): 50/50 split obscure glazed doors open to garage, an internal timber door opens to lean-to.



**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:** D    **COUNCIL:** Birmingham City Council

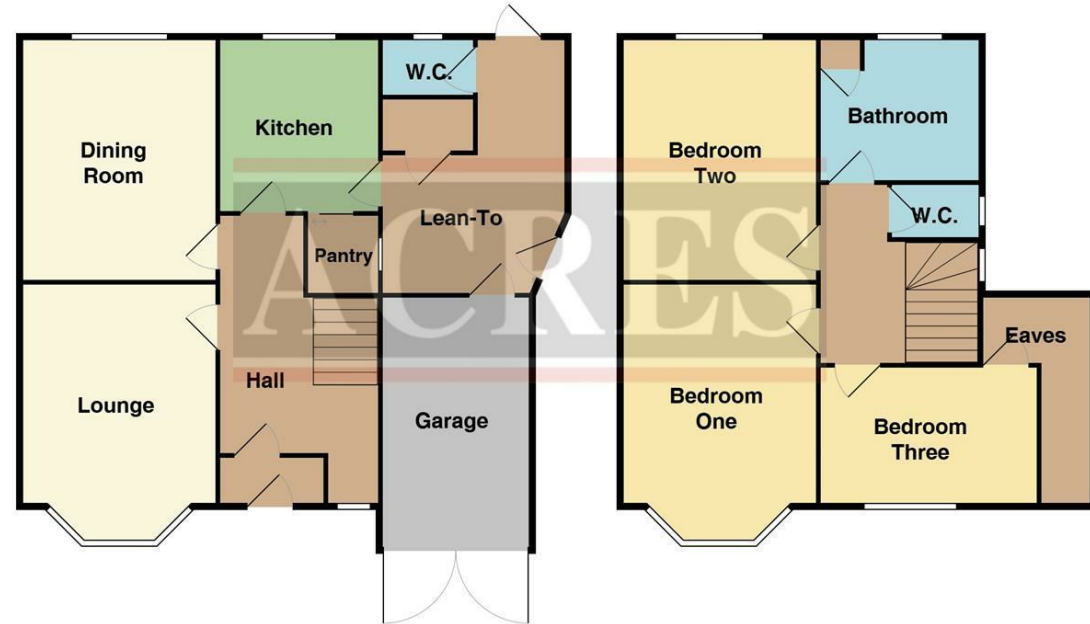
**VIEWING:** Highly recommended via Acres on 0121 313 2888

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <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 |         |           |
|   | 70      | 77        |

England & Wales    EU Directive 2002/91/EC



Beeches Drive, B24 0DU



**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.