

ACRES

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- Extended, three bedroomed detached
- Well appointed family bathroom & separate w.c.
- Sizeable family lounge
- Extended breakfast kitchen
- Parking to fore
- Single garage
- Private and mature rear garden
- Excellent position close to amenities
- No onward chain
- Superb transport links



PITTS FARM ROAD, ERDINGTON, B24 0HY - PRICE £250,000

****NO ONWARD CHAIN**** Situated in a popular and sought-after position of Erdington, just a stone's throw from the busy Chester Road, this extended three bedroomed detached family home provides superb ease of access to a wealth of surrounding town and city centre locations. The property is ideally placed for readily available bus services along Chester Road, the Cross-City rail line, well-regarded local schooling and an abundance of everyday essential amenities. Offering well-proportioned accommodation throughout and benefiting from gas central heating and PVC double glazing, both where specified, the property provides an excellent opportunity for a family seeking a spacious and well-located home. Internally, the accommodation currently briefly comprises a large entrance hall, deep family lounge and an extended fitted breakfast kitchen, providing an ideal hub for day-to-day family life. To the first floor are three well-proportioned double bedrooms, together with a family bathroom and separate WC. Externally, the property is approached via a paved driveway providing access to the single garage, with lawned gardens to the side. To the rear is a particularly private and mature garden, offering a pleasant setting with designated dining and entertaining spaces, ideal for relaxing with family and friends. With its generous accommodation, detached position, useful extension and highly convenient location, this is a home that is sure to appeal to a wide range of buyers. To fully appreciate the accommodation and position on offer, we highly recommend an internal inspection. EPC Rating D.

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

ENTRANCE HALL: Radiator, stairs off to first floor, sliding doors open to:

FAMILY LOUNGE: 17'07 x 12'07: PVC double glazed patio doors open to rear garden, space for complete lounge suite, radiator, door to under stairs storage, door to kitchen and sliding doors provide access back to entrance hall.

BREAKFAST KITCHEN: 16'00 x 9'11: PVC double glazed windows to fore and to rear, door opens to side, matching wall and base units with recesses for fridge / freezer, washing machine and dryer, edged granite work surface with four ring electric hob having extractor canopy over, stainless steel sink drainer unit, integral oven, radiator, door back to lounge.

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

BEDROOM ONE: 12'07 x 9'05: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 11'08 x 9'02: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

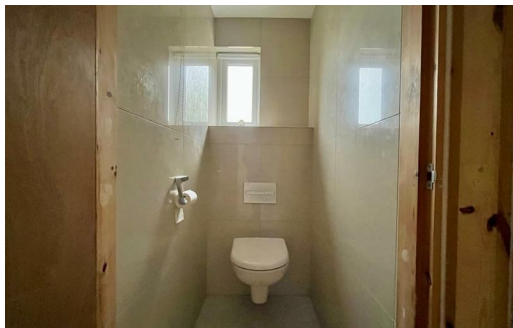
BEDROOM THREE: 9'05 x 7'06: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, walk-in shower cubicle with glazed splash screen door and wash hand basin, radiator, tiled splashbacks, 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 shrubs and bushes line and privatise the property's border with access being given back into the home via sliding patio doors to lounge, access is also given to a side lean-to and further provides access to kitchen.

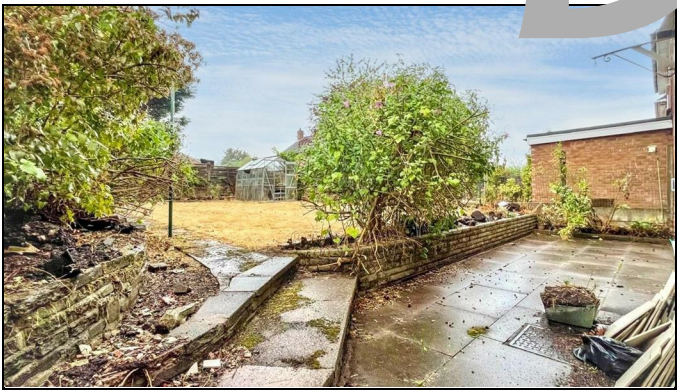
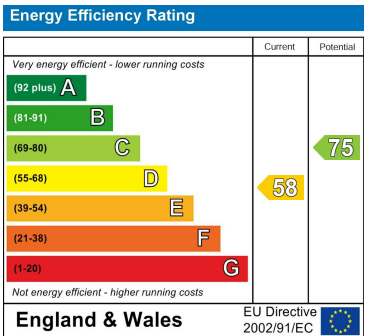
GARAGE: 14'09 x 7'08: (please check suitability for your own vehicle): 50/50 split doors open to garage.



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: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888



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.