

# ACRES

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- Extended rear kitchen & dining
- Three well-proportioned bedrooms
- Renewed fully comprehensive bathroom
- Spacious lounge with stove fire
- Renewed fitted kitchen
- Dining and family area to extension
- Multivehicle drive to fore
- Low-maintenance rear garden
- Beautifully position within a cul-de-sac
- Close to local amenities



**REDCROFT DRIVE, ERDINGTON, B24 0EG - OFFERS IN THE REGION OF £350,000**

This attractive three-bedroomed, semi-detached, freehold family home is positioned within a quiet cul-de-sac on the border of Erdington and has been tastefully extended to create generous, well-balanced living accommodation with stylish décor throughout. The rear extension provides a superb open-plan kitchen, dining and entertaining space, ideal for modern family living, while the lounge features a charming wood-burning stove and a bay window to the front, adding character and warmth. A fully renewed and comprehensive family bathroom serves the first floor, complementing the three well-proportioned bedrooms, with the master also benefitting from a bay window. The property is ideally located within walking distance of a wide range of local amenities, including shops for daily essentials, reputable schools and public parks. Excellent transport links are available with frequent bus services from the main road and the Cross-City rail line at Chester Road Station, providing convenient access across Birmingham and beyond. Accommodation briefly comprises a porch, entrance hall, spacious family lounge, a guest cloakroom / WC and an extended fitted breakfast kitchen with space for dining and a family suite with French doors opening onto the rear garden. To the first floor are three bedrooms and the family bathroom. Externally, the property benefits from a multi-vehicle tarmac driveway, a side passage with obscure door access, and a rear garden with renewed paving, lawned area and timber fencing to the boundaries. Further benefits include gas central heating and PVC double glazing (both where specified). To fully appreciate the proportions, presentation and location of this delightful family home, early internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a multi vehicular tarmac drive with bush to side, access is gained into the accommodation via a PVC double glazed door with windows to side and overhead into:

**PORCH:** Space is provided to side for storage, an internal obscure glazed door with windows to side opens to:

**ENTRANCE HALL:** PVC double glazed obscure window to side, doors to lounge, under stairs storage and an extended breakfast kitchen, radiator, stairs off to first floor.

**FAMILY LOUNGE:** 17'01 (into bay) x 10'07: PVC double glazed bay window to fore, space for complete lounge suite, log-burning stove set upon a tiled hearth having brick surround and timber mantel over, radiator, door back to entrance hall.

**EXTENDED FITTED BREAKFAST KITCHEN:** 17'07 x 15'07: PVC double glazed French doors and windows to rear, with Velux skylights over, matching wall and base units with recesses for American-style fridge / freezer and Rangemaster-style oven, integrated dishwasher and washing machine, edged timber work surface with inset porcelain sink with extractor canopy over, tiled splashbacks, space to kitchen island for breakfast seating, space for dining table and chairs as well as a family area, radiators, door to storage and a glazed door opens back to entrance hall.

**GUEST CLOAKROOM /WC:** Suite comprising low level WC & wash hand basin, door back to hall.

**STAIRS & LANDING TO FIRST FLOOR:** PVC double glazed obscure window to side, having stained glass within, doors open to three bedrooms and a fully comprehensive family bathroom.

**BEDROOM ONE:** 13'06 (into bay) x 10'10 max / 10'07 min: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM TWO:** 12'11 x 9'01: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 7'05 x 6'04: PVC double glazed window to fore, space for bed, radiator, door back to landing.

**FULLY COMPREHENSIVE FAMILY BATHROOM:** PVC double glazed obscure window to side and to rear, suite comprising free-standing bath, step-in shower cubicle with glazed splash screen doors, low level WC and pedestal wash hand basin, towel radiator, tiled splashbacks, door back to landing.

**REAR GARDEN:** A renewed patio advances from the accommodation and leads to lawn, timber fencing lines and privatises the property's perimeter with access being given back into the home via doors to the extended fitted breakfast kitchen and obscure door opens to side passage.

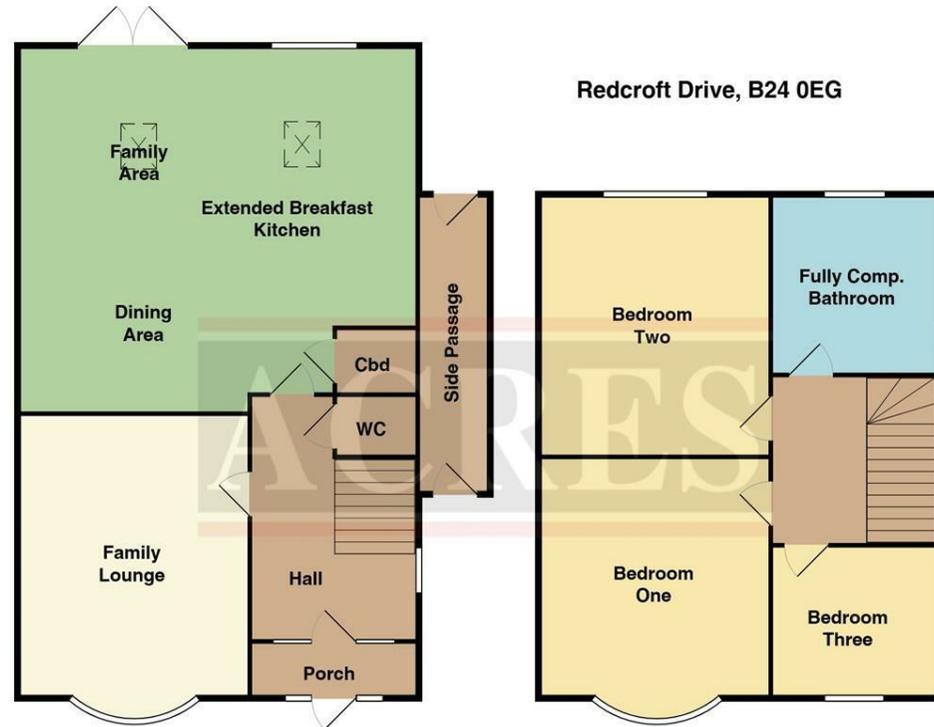


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** C    **COUNCIL:** Birmingham City Council

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

| Energy Efficiency Rating                    |           |                            |
|---|-----------|----------------------------|
|   | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>87</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>61</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>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 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.