

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk

- NO ONWARD CHAIN
- Three bedroomed, semi detached home
- Well appointed family bathroom
- Spacious lounge with bay window
- Rear dining room & fitted kitchen
- Drive to fore
- Rear garden
- Excellent position close to amenities
- Vast road and transport links
- Opportunity for modernisation



TYBURN ROAD, ERDINGTON, B24 0TD - ASKING PRICE £250,000

Situated in a superbly convenient position on Tyburn Road, this three-bedroom semi-detached family home offers well-proportioned accommodation, excellent commuter links and a wealth of amenities within walking distance. Ideally suited to families, first-time buyers and those looking to put down roots, the property enjoys close proximity to local schooling, public transport links, everyday shopping facilities and a nearby public park. With major A roads and motorway networks readily accessible, the location also provides convenient travel to surrounding areas and beyond.

The property is currently leasehold, with the opportunity to purchase the freehold, offering prospective buyers further scope to secure the long-term tenure of their home. Further benefits include gas central heating and PVC double glazing, both where specified. Internally, the home briefly comprises an entrance hall leading through to a welcoming family lounge, complete with a bay window allowing for plenty of natural light. To the rear, a separate dining room provides an ideal space for family meals and entertaining, alongside a fitted kitchen offering practical everyday functionality. To the first floor are three well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes, together with a family bathroom completing the internal accommodation. Externally, the property is approached via a shared initial driveway leading to a private driveway providing parking for two vehicles. Side access leads through to the rear garden, which features a patio area and shrubs, providing an outdoor space to enjoy during the warmer months. Combining generous accommodation, off-road parking, a convenient location and the potential to purchase the freehold (subject to fees), this property presents an excellent opportunity for a variety of buyers. To fully appreciate the accommodation, location and potential this family home has to offer, we highly recommend an internal inspection. EPC rating C.

Set back from the road behind a multi vehicle block paved drive with path and artificial turf, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL: Space is provided for storage, radiator, stairs off to first floor, door opens to:

FAMILY LOUNGE: 15'09 (into bay) x 14'03 max / 12'04 min: PVC double glazed bay window to fore, space for complete lounge suite, radiator, door to under stairs storage and back to entrance hall, access is provided to:

DINING ROOM: 9'01 x 7'07: Sliding patio doors open to rear garden, space for dining table and chairs, radiator, access is provided back to lounge, door opens to:

FITTED KITCHEN: 9'00 x 7'06: PVC double glazed window to rear, matching wall and base units with recesses for fridge / freezer and washing machine, integral oven, roll edged work surface with sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks and flooring, radiator, door back to dining room.

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

BEDROOM ONE: 15'09 x 11'00 max / 8'00 min: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobe and built-in over-stairs storage, radiator, door back to landing.

BEDROOM TWO: 9'04 x 8'03: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'02 (into door recess) x 7'03 max / 6'09 min: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: Suite comprising bath with glazed splash screen door, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

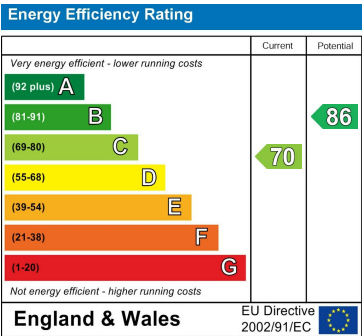
REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, timber fencing lines and privatises the property's border with access being given back into the home via sliding patio doors to dining room.



TENURE: We have been informed by the vendor that the property is Leasehold
(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.