

ACRES

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



- Impressive and extended family home
- Five double bedrooms
- Fully comprehensive family bathroom
- Office/study with conversion potential
- Spacious lounge through dining room
- Superb, extended fitted breakfast kitchen
- Multivehicle drive
- Private low-maintenance rear garden
- Massively deceptive
- Close to local amenities



CHESTERGATE CROFT, ERDINGTON, B24 0NQ - OFFERS OVER £340,000

Set within a popular and well-regarded position in Erdington, this five bedroomed, extended and semi detached, freehold family home offers exceptional internal proportions and outstanding versatility, making it ideally suited to a wide range of family requirements. The property is perfectly placed within walking distance of a variety of local amenities, well-regarded schooling, readily-available bus services and a well known public park, providing both convenience and lifestyle appeal. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation is both spacious and adaptable. Internally, the property briefly comprises a deep and welcoming entrance hall, an open plan family lounge through dining room creating an ideal social and entertaining space, a superb extended fitted breakfast kitchen, and a ground floor fifth bedroom, completing the ground floor layout. To the first floor are four generous double bedrooms, complemented by an office/study area which, with thoughtful conversion, could lend itself to a walk-in wardrobe or potential en-suite shower room. A fully comprehensive family bathroom services the remaining bedrooms. Externally, a multi vehicle driveway provides off road parking to the fore, whilst to the rear a paved and artificial turfed garden offers practical and low-maintenance outdoor space, ideal for dining and entertaining throughout the summer months. To fully appreciate the scale, flexibility and location of this impressive family home, internal inspection is highly recommend. EPC Rating C.

Set back from the road behind a cobble-print multi vehicular drive, access is gained into the accommodation via a PVC double glazed door with windows to side into:

ENTRANCE HALL: Doors open to family lounge through dining area, extended fitted breakfast kitchen, under-stairs storage and bedroom five, radiator, stairs off to first floor.

FAMILY LOUNGE THROUGH DINING AREA: 21'01 x 9'11: PVC double glazed bay window to fore, having French doors with windows to side opening to rear, gas coal-effect fire, space for dining table and chairs as well as complete lounge suite, radiators, door opens back to entrance hall.

EXTENDED FITTED BREAKFAST KITCHEN: 19'06 x 13'01: PVC double glazed boxed bay window to rear, French doors open to garden, matching wall and base units with recess for washing machine, dishwasher, Rangemaster-style gas and electric oven and American-style fridge / freezer, integrated wine fridge, tiled splashbacks, SMEG extractor canopy over, granite kitchen island with Quartz work surfaces to perimeters, one and a half sink drainer unit, radiator, door back to entrance hall.

BEDROOM FIVE: 13'00 X 10'08: PVC double glazed bow window to fore, space for double bed and complementing suite, radiator, door back to entrance hall.

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

BEDROOM ONE: 13'04 x 9'10: PVC double glazed bay window to fore, space for double bed and complementing suite, fitted wardrobe, radiator, door back to landing.

BEDROOM TWO: 12'09 x 10'00: PVC double glazed bay window to rear, space for double bed and complementing suite, fitted wardrobe, radiator, door back to landing.

BEDROOM THREE: 10'11 x 10'05: PVC double glazed bow window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 10'05 x 9'00: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

OFFICE: 6'06 x 5'11: PVC double glazed bow window to fore, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising shower, bath, high-level WC and pedestal wash hand basin, ladder style radiator, tiled flooring, panelled splashback, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to multiple artificial turfed areas suitable for entertaining and dining, timber fencing lines the perimeters with access being given back into the home via doors to kitchen and to lounge.



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)

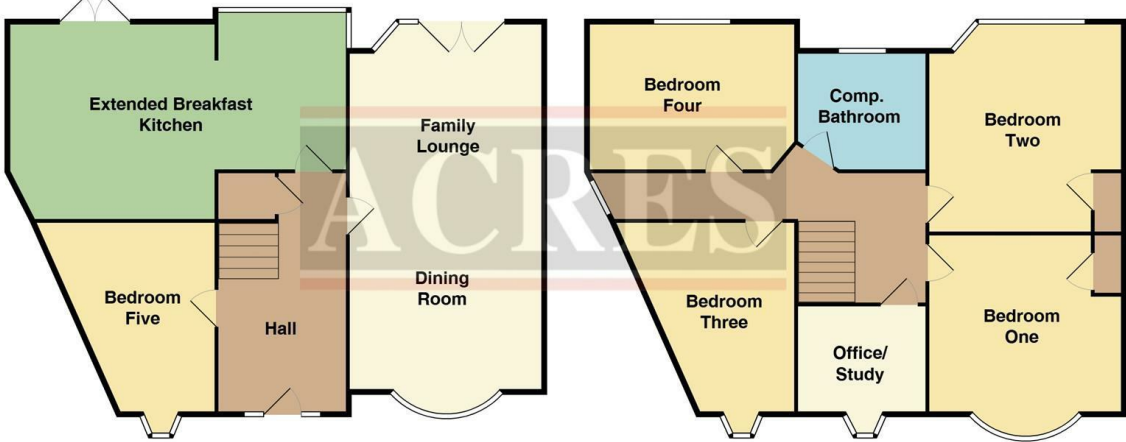
COUNCIL TAX BAND: B **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Chestergate Croft, B24 0NQ



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.