ACRES

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- NO ONWARD CHAIN
- Three bedroomed semi-detached
- Well appointed shower room
- Family lounge
- Breakfast kitchen with dining space
- Rear conservatory & guests WC
- Multivehicle drive to fore
- Appealing rear garden
- Off-road track to rear
- Garage & further garden space





HANSONS BRIDGE ROAD, ERDINGTON, B24 0PB - OFFERS AROUND £270,000

NO ONWARD CHAIN Situated in a convenient residential location in Erdington, bordering Walmley and Pype Hayes, this three bedroomed semi-detached freehold family home offers delightful internal proportions, a versatile layout and exciting potential for further customisation, allowing prospective purchasers to create a home tailored to their own tastes and requirements. Ideally positioned within walking distance of a host of local amenities, the property is well placed for a range of schooling, everyday shopping facilities and readily available bus transport. The popular Pype Hayes Park, together with its golf course and wellness club, is also just a short walk away via Eachelhurst Road, providing excellent recreational facilities close at hand. The property benefits from gas central heating and PVC double glazing, both where specified, and briefly comprises an entrance hall, a welcoming family lounge with bay window, and an open-plan fitted breakfast kitchen offering ample space for dining. To the rear, a conservatory provides additional versatile space, incorporating a coal store and guest cloakroom/W.C. To the first floor are three well-proportioned bedrooms, served by a family shower room completing the internal accommodation. Externally, the property is approached via a block-paved, multi-vehicle driveway with shrubs to the side. The rear garden is predominantly laid to lawn, complemented by patio areas and a timber gate providing access to a shared rear track. Beyond the main garden, the plot continues to offer a garage and further garden potential, presenting an additional opportunity for those seeking outdoor space and scope to enhance. Offering generous proportions, a desirable location and considerable scope to personalise, this property represents an appealing opportunity for families and buyers alike. To fully appreciate the accommodation, plot and potential on offer, internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicle block paved drive with shrubs to side, access is gained into the accommodation via a PVC double glazed obscure door with window to side into:

ENTRANCE HALL: Internal doors open to a family lounge and fitted breakfast kitchen through dining space, radiator, stairs off to first floor.

FAMILY LOUNGE: 14'02 (into bay) x 12'00 max / 10'08 min: PVC double glazed bay window to fore, space for complete lounge suite, radiator, door back to entrance hall.

BREAKFAST KITCHEN: 16'09 x 13'03 max / 10'00 min: PVC double glazed bay window to rear, obscure window to side, matching wall and base units with integral microwave, oven, fridge and freezer, roll edged work surface with electric hob having extractor canopy over, Franke stainless steel sink drainer unit, matching upstands, space for dining table and chairs, door to airing cupboard, gas coal-effect fire, radiator, door back to entrance hall and a PVC double glazed door opens to:

CONSERVATORY: 9'01 x 9'00: PVC double glazed windows and doors open to rear garden, door to coal storage and to WC, a PVC door opens to side entry, PVC double glazed door back to breakfast kitchen.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to rear, suite comprising low level WC, panelled splashbacks, door back to conservatory.

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

BEDROOM ONE: 14'08 (into bay) x 12'01 max / 9'04 min: PVC double glazed bay window to fore, space for double bed and complementing suite, built-in wardrobes, radiator, door back to landing.

BEDROOM TWO: 13'02 (into bay) x 10'05 max / 10'04 min: PVC double glazed bay window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'00 x 6'02: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

FAMILY SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising corner shower with glazed splash screen doors, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks, storage provided, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, shrubs and bushes are provided throughout and give access to a timber gate leading to:

SHARED DRIVEWAY / REAR ACCESS: Providing access to multiple properties behind a secure metal gate, a single garage is provided with further un-used garden area.















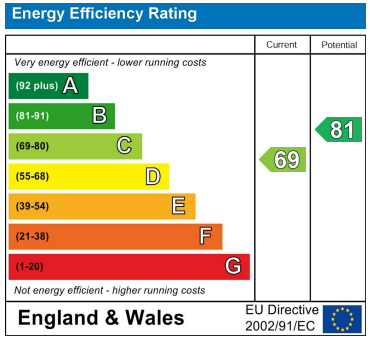
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The Property Ombudsman

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.