

# ACRES

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- Three bedroomed, semi detached home
- Well-appointed bathroom
- Spacious lounge through rear dining room
- Impressive, renewed fitted kitchen
- Sizeable entrance hall & porch
- Multivehicle drive with EV charging
- Single garage
- Rear garden room/study
- Beautifully-maintained rear garden
- Excellent position close to amenities



***GOODISON GARDENS, ERDINGTON, B24 0AG - OFFERS OVER £300,000***

Set within a highly sought-after position in Erdington, this beautifully presented three-bedroomed, semi-detached freehold home offers generous internal proportions, stylish décor throughout, and true turnkey appeal for prospective purchasers. Ideally located, the property enjoys close proximity to a wide range of everyday amenities, with an excellent selection of shopping facilities within walking distance in both Erdington and Wylde Green. Regular bus services and access to the Cross City rail line provide convenient transport links, while a variety of cafés, restaurants, pharmacies and other essentials are all readily available nearby. Having been tastefully maintained and thoughtfully updated by its current owners, the home benefits from gas central heating and double glazing (both where specified), ensuring comfort and efficiency throughout. The internal accommodation briefly comprises a welcoming porch leading into a deep entrance hall, a spacious and superbly presented lounge flowing seamlessly into a dining room, and a renewed, modern fitted kitchen completing the ground floor. To the first floor, three well-proportioned and attractively presented bedrooms are served by a contemporary family bathroom. Externally, the property is approached via a block paved driveway, complete with an EV Pod Point charger to the side, and leads to a single garage. To the rear, a thoughtfully arranged garden features a paved patio area with a raised lawn, extending to a versatile garden room/study positioned to the rear of the garage—ideal for home working or additional leisure space. To fully appreciate the quality, space and location of this impressive home, internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a multi vehicular block paved drive, a pod point electric vehicle charging point is provided and access is gained into the accommodation via a glazed door with windows to side into:

**PORCH:** An obscure glazed door with window to side opens into:

**ENTRANCE HALL:** Doors open to kitchen and lounge through dining room, radiator, stairs off to first floor.

**FAMILY LOUNGE THROUGH DINING ROOM: 25'00x 8'09:** Double glazed windows to fore and to rear, space for complete lounge suite and dining table with chairs, radiator, door back to entrance hall and door opens to:

**FITTED KITCHEN: 10'04 x 7'07:** Double glazed obscure window and door to side and to rear, matching wall and base units with integrated fridge / freezer, washing machine and oven, edged work surface with stainless steel sink drainer unit, tiled splashbacks, four ring electric hob, doors to pantry, hall and dining room.

**STAIRS & LANDING TO FIRST FLOOR:** Double glazed obscure window to side, doors open to three bedrooms, a family bathroom and airing cupboard.

**BEDROOM ONE: 12'11 x 10'04:** Double glazed window to fore, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

**BEDROOM TWO: 11'07 x 10'05:** Double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE: 8'05 x 6'04:** Double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

**BATHROOM:** Double glazed obscure glazed window to rear, suite comprising bath with shower over, low level WC and vanity wash hand basin, tiled splashbacks, radiator, door back to landing.

**REAR GARDEN:** Block paving provides space for patio furniture, suitable for dining and entertaining, lawn with well-tended shrubs and plants are offered to sides, access is given back into the home via a door to kitchen, an obscure glazed door with window to side opens to:

**GARDEN ROOM: 7'09 x 7'00:** Electric radiator, electric light and plug sockets, glazed obscure door back to garden.

**GARAGE:** (please check suitability for your own vehicle use): Electric light and plug sockets, up and over garage door to fore.



**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>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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 their purpose, or within 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.