

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Traditional, three bedroomed semi-detached home
- Well-appointed shower room
- Family lounge with bay window
- Appealing rear dining room
- Fitted kitchen
- Sizeable side utility
- Porch & entrance hall
- Parking & garden to fore
- Spacious rear garden
- Excellent position close to amenities



***SPRINGTHORPE ROAD, ERDINGTON, B24 0SN - OFFERS OVER £250,000***

Set within a generous and beautifully-maintained plot, this traditional, freehold, semi-detached family home offers comfort, space, and convenience in a sought-after Erdington location. Within walking distance of everyday essential amenities and facilities, the property also enjoys easy access to a wide choice of comprehensive retail outlets via excellent road networks. Frequent bus services ensure a straightforward commute, and the area benefits from a selection of well-regarded schools close by, making it ideal for family living. Benefitting from gas central heating and PVC double glazing (both where specified), the home also boasts a recently-installed boiler for added peace of mind. The well-planned accommodation briefly comprises: porch, welcoming entrance hall, family lounge with feature bay window, rear dining room, fitted kitchen, and a sizeable side utility, perfect for additional storage and laundry needs. To the first floor, three generously-proportioned bedrooms each feature fitted or built-in wardrobes, complemented by an attractive shower room. Externally, a paved driveway with lawn to the side, leads to the property, while the rear garden offers a combination of paving and well-kept lawn, enhanced by mature shrubs and bushes which provide both privacy and charm. The outdoor space is perfect for summer entertaining, children's play, or simply enjoying the peaceful surroundings. This is a wonderful opportunity to acquire a lovingly cared-for family home in a prime location, with scope to personalise to your own taste over time. Internal viewing is strongly recommended to fully appreciate all it has to offer. EPC Rating C.

Set back from the road behind a paved drive with lawn and picket fence to side, access is gained into the accommodation via a PVC double glazed set of French doors into:

**PORCH:**

A timber obscure glazed door with window to side opens into:

**ENTRANCE HALL:**

Internal doors open to lounge, dining room and under stairs storage, a glazed door opens to kitchen, radiator, stairs off to first floor.

**FAMILY LOUNGE: 11'11 (into bay) x 10'06 max / 9'11 min:**

PVC double glazed bay window to fore, radiator, space for complete lounge suite, electric coal-effect fire set upon a granite hearth having matching surround and period mantel over, door back to entrance hall.

**REAR DINING ROOM: 10'11 x 10'05:**

PVC double glazed window to rear, space for dining table and chairs, radiator, door back to entrance hall.

**FITTED KITCHEN: 10'06 (into recess) x 7'07 max / 5'04 min:**

PVC double glazed window to rear, integrated fridge and oven, roll edged work surface with electric hob having extractor canopy over, stainless steel sink drainer unit, radiator, a glazed window and door open back to entrance hall, door to under stairs storage, a PVC double glazed obscure door with window to side opens to:

**SIDE UTILITY: 22'00 x 5'04:**

PVC double glazed obscure door and window to fore, with clear glazed window and door to rear, space for washing machine, dryer and free-standing fridge / freezer, tiled flooring, door back to kitchen.

**STAIRS & LANDING TO FIRST FLOOR:**

PVC double glazed obscure window to side, doors open to three bedrooms and a family shower room.

**BEDROOM ONE: 10'11 x 10'05:**

PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

**BEDROOM TWO: 12'01 x 9'00:**

PVC double glazed bay window to fore, space for double bed and complementing suite, built-in sliding wardrobes, radiator, door back to landing.

**BEDROOM THREE: 7'00 x 6'08:**

PVC double glazed window to fore, fitted wardrobe, radiator, bi-folding door opens back to landing.

**SHOWER ROOM:**

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

**REAR GARDEN:**

A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border, with access being given back into the home via a PVC double glazed door into side utility.



**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 :** B

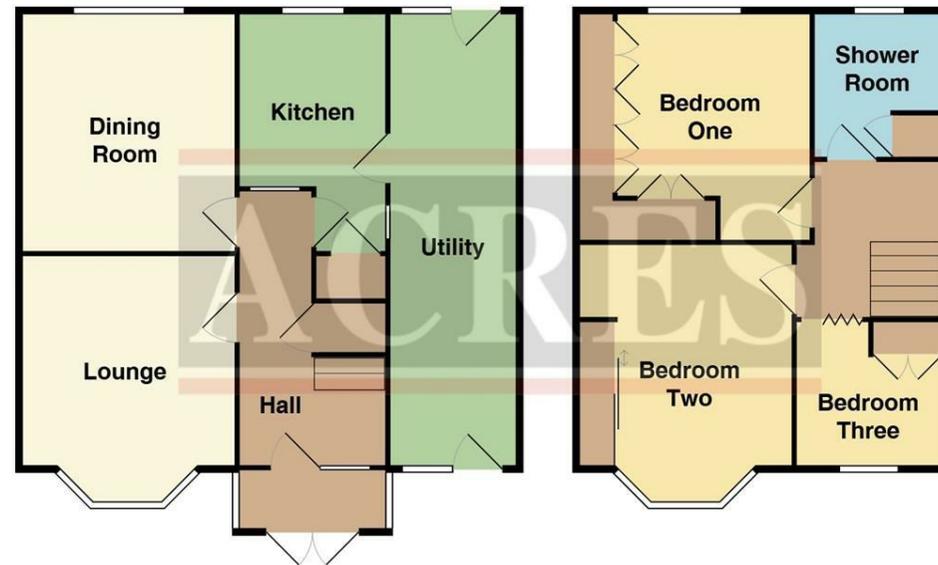
**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	70	77

England & Wales EU Directive 2002/91/EC



Springthorpe Road, B24 0SN



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.