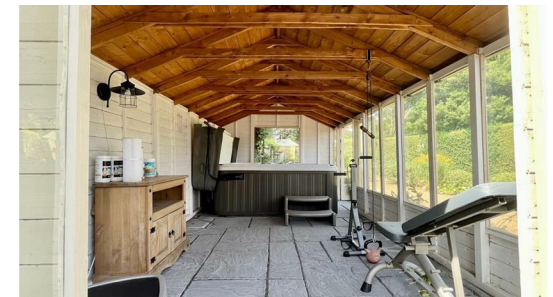


ACRES

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



- Superbly presented, two bedroomed detached
- Impressive shower room
- Delightful lounge with bay window
- Appealing fitted breakfast kitchen
- Single garage with rear utility
- Off-road parking and lawn to fore
- Expansive rear garden with shrubs & garden room
- Close to local amenities
- Beautiful standard throughout
- Opportunity for immediate move in



MOOR END LANE, ERDINGTON, B24 9DR - O.I.R.O £300,000

Superbly presented throughout and deceptively spacious, this two-bedroom detached freehold bungalow occupies a sought-after position in Erdington, offering an excellent opportunity for buyers seeking a home ready for immediate occupation. The property provides versatile accommodation with further potential to adapt and enhance to individual requirements. Conveniently situated within walking distance of a range of local amenities, including everyday shopping facilities, cafés and restaurants, the home also benefits from readily-available bus services providing straightforward access to surrounding town and city centre locations, together with well-regarded local schooling. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises an enclosed porch, deep entrance hall, sizeable family lounge, fitted breakfast kitchen, two double bedrooms—with the second offering an ideal dining room if preferred—and an impressively refitted shower room. Accessed via the kitchen, a substantial utility area leading through to the single garage provides excellent scope for conversion into additional living accommodation (subject to the necessary planning permissions). Externally, the property is approached via a driveway providing off-road parking with a lawned fore garden. To the rear, a beautifully maintained garden is laid mainly to lawn with a paved patio for dining and entertaining, while a versatile garden room complete with a hot tub offers an ideal space for relaxation, hobbies or home working. Offering spacious, flexible accommodation in a highly desirable location, this impressive bungalow must be viewed to be fully appreciated. EPC Rating TBC.

Set back from the road behind a block paved drive with lawn to side, together with mature shrubs, bushes and plants, access is gained into the accommodation via a PVC double glazed set of French doors with windows to side into:

PORCH: Space is provided for storage, an internal obscure glazed door with window to side opens to:

DEEP ENTRANCE HALL: Doors open to a family lounge, two double bedrooms, a family shower room and breakfast kitchen, radiator.

FAMILY LOUNGE: 15'06 (into bay) x 12'11 max / 11'11 min: PVC double glazed bay window to fore with fitted shutter style blinds over, radiator, space for complete lounge suite, door back to entrance hall.

FITTED BREAKFAST KITCHEN: 11'11 x 10'02: PVC double glazed window to rear, matching wall and base units with integrated oven having grill over, and dishwasher, recess for washing machine, roll edged work surface with stainless steel sink drainer unit, electric hob having extractor canopy over, towel radiator, access back to entrance hall and an obscure glazed door opens to garage / side passage.

BEDROOM ONE: 11'11 x 10'05: PVC double glazed windows to fore with fitted shutter style blinds over, space for double bed and complementing suite, built-in wardrobe, radiator, air conditioning is provided, door back to entrance hall.

BEDROOM TWO / DINING ROOM: 11'11 x 11'02: PVC double glazed window to rear having fitted shutter style blinds over, space for double bed and complementing suite or dining table and chairs, radiator, air conditioning is provided, door back to landing.

FAMILY SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising walk-in shower cubicle with splash screen window to side, vanity wash hand basin and low level WC, tiled splashbacks, ladder style radiator, door back to entrance hall.

SIDE PASSAGE / UTILITY: 20'07 x 7'00: Space is provided for fridge, freezer, dryer and further utilities, storage is also provided, 50/50 split garage doors open to fore, PVC double glazed door with windows to side open to:

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's perimeter with a variety of landscaped settings provided, access is given back into the home via doors to side passage / utility, access is also given to:

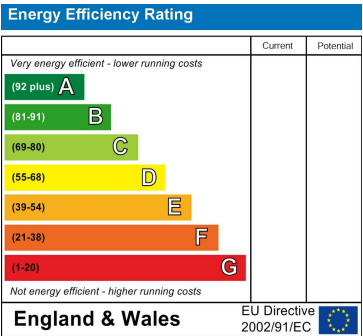
GARDEN ROOM: Glazed windows overlook the garden and patio, space is provided for hot tub and exercise machinery, French doors open to patio and to garden.



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.