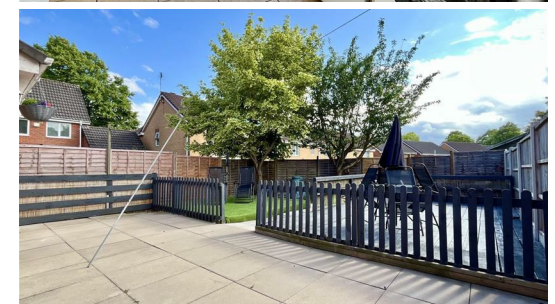


ACRES

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

- FREEHOLD ON COMPLETION
- Three bedroomed, link detached home
- Well-appointed family bathroom
- Spacious lounge
- Porch/entrance hall
- Fitted breakfast kitchen with dining space
- Guest cloakroom/WC
- Single garage
- Close to local amenities
- Excellent position



CHESTER ROAD, ERDINGTON, B24 0LL - O.I.R.O £320,000

Offered with the benefit of becoming freehold upon completion, this well-positioned three-bedroom link-detached family home presents an excellent opportunity for purchasers seeking a property with scope for personalisation, modernisation and potential conversion, subject to the necessary permissions. Ideally situated on the Chester Road, the property enjoys access to an extensive range of local amenities, including daily essential shopping facilities, readily available bus services, well-regarded schooling and a nearby public park. The convenient location also provides excellent commuter links, making it an ideal choice for families and professionals alike. Benefitting from PVC double glazing and gas central heating (both where specified), the accommodation briefly comprises an enclosed porch/entrance hall leading into a spacious family lounge. A fitted breakfast kitchen offers ample space for dining and is complemented by a useful understairs storage cupboard, whilst a guest cloakroom/W.C. completes the ground floor accommodation. To the first floor, three well-proportioned bedrooms are served by a family bathroom, providing practical living space for growing families. Externally, the property is approached via a tarmac driveway leading to a single garage, offering off-road parking and additional storage potential. To the rear, a low-maintenance garden has been thoughtfully arranged to provide a variety of seating, dining and entertaining areas, ideal for enjoying outdoor living throughout the year. Offering excellent potential in a highly convenient location, this attractive family home must be viewed internally to be fully appreciated. EPC Rating C.

Set back from the road behind a tarmac drive, access is gained into the accommodation via a paved path and an obscure glazed door into:

PORCH / ENTRANCE HALL: PVC double glazed obscure window to side, radiator, door opens to guest cloakroom / WC and to:

FAMILY LOUNGE: 15'06 x 14'04: PVC double glazed window to fore, space for complete lounge suite, radiator, stairs off to first floor, door opens back to entrance hall / porch and a further door opens to:

FITTED BREAKFAST KITCHEN: 14'05 x 8'03: PVC double glazed window to rear with French doors to side, matching wall and base units with recesses for fridge / freezer and washing machine, roll edged work surface with one and a half stainless steel sink drainer unit, four ring gas hob with extractor canopy over, tiled splashbacks and flooring, space for dining table and chairs, radiator, door to under stairs storage and door back to lounge.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to fore, suite comprising low level WC and vanity wash hand basin, tiled splashbacks, radiator, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 13'04 x 8'02: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

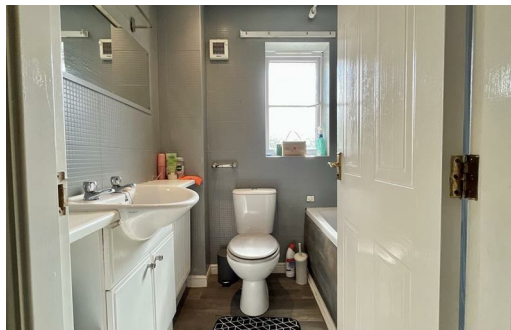
BEDROOM TWO: 10'06 x 8'02: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 10'03 x 5'10: PVC double glazed window to fore, space for bed and complementing suite, door to over stairs airing cupboard, radiator, door back to landing.

BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to a raised artificial turf area and timber decked dining area, timber fencing lines the perimeters with access being given back into the home via PVC double glazed French doors to breakfast kitchen, a further door opens to:

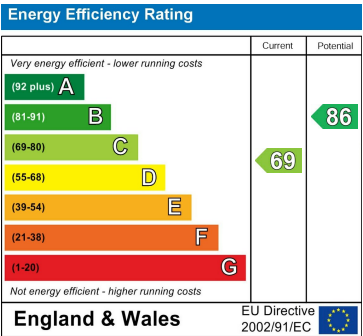
SINGLE GARAGE: (please check suitability for your own vehicle use): Up and over garage door to fore.



TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D 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.