ACRES

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

- PLANNING PERMISSION GRANTED
- Four well-proportioned bedrooms
- Family bathroom & separate WC
- Appealing family lounge
- Attractive rear dining room
- Fitted kitchen
- Block paved drive to fore
- Spacious rear garden with garden room
- Opportunity for personalisation
- Incredible scope

HOLLY LANE, ERDINGTON, B24 9LA - OFFERS AROUND £275,000

This versatile, four-bedroomed, semi-detached home in Erdington presents an exciting opportunity for families and developers alike, enhanced by full planning permission for an impressive rear extension. Set within easy walking distance of a wide selection of local amenities, the property enjoys daily essentials just across the road, while frequent bus links, the cross-city rail line and major road networks all contribute to outstanding connectivity. Skilfully converted to maximise space, the home now features a generous master bedroom in the loft, and the granted planning permission allows for a superb rear extension incorporating a new breakfast kitchen and a practical utility room—offering the chance to shape the layout to individual needs. Gas central heating and PVC double glazing, (both where specified), further support comfortable day-to-day living. The internal layout begins with a porch and welcoming entrance hall, leading to a cosy family lounge and a separate rear dining room. The fitted kitchen sits beyond, with three well-proportioned bedrooms on the first floor, complemented by a bathroom and separate WC. The converted loft completes the accommodation, offering a spacious fourth bedroom. Outside, a block-paved driveway provides convenient parking to the front. The rear garden is predominantly laid to lawn and includes a useful garden room ideal for storage or potential conversion. Observant buyers will also note the possibility of direct access from the rear boundary, adding further appeal and future flexibility. With ample scope to enhance, extend and personalise, this property offers a rare blend of existing comfort and exciting potential. An internal viewing is highly recommended to appreciate the opportunity on offer. EPC Rating D.

Set back from the road behind a block paved multi vehicular drive with bush to side, access is gained into the accommodation via a PVC double glazed obscured door with windows to side and overhead into:

PORCH: Obscure windows and door opens to:

ENTRANCE HALL: Doors to lounge, dining room and under stairs storage, access is provided to kitchen, radiator, stairs off to first floor.

FAMILY LOUNGE: 14’04 x 11’04: PVC double glazed bay window to fore, space for complete lounge suite, radiator, door back to entrance hall.

REAR DINING ROOM: 12’11 x 11’05: PVC double glazed sliding patio doors open to rear garden, space for dining table and chairs, radiator, door back to entrance hall.

FITTED KITCHEN: 9’04 x 5’10: PVC double glazed window and door to rear, matching wall and base units with integrated fridge / freezer and oven, recesses for washing machine, roll edged work surface with one and a half stainless steel sink drainer unit, four ring electric hob with extractor canopy over, matching upstands, access is provided back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms, a family bathroom and separate WC, stairs are also provided to second floor / loft bedroom.

BEDROOM TWO: 14’04 x 10’04: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 12’07 x 10’01: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 8’07 x 6’11: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen door to side, vanity wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

WC: PVC double glazed obscure window to side, suite comprising low level WC, door back to landing.

STAIRS TO SECOND FLOOR / LOFT BEDROOM: PVC double glazed obscure window to side, door opens to:

BEDROOM ONE: 13’02 (to eaves) x 11’00 max: Velux skylights to fore and to rear, eaves storage, radiator, door to built-in wardrobe and to landing.

REAR GARDEN: A patio advances from the accommodation and leads to a prominent lawn, mature shrubs and bushes line the property’s perimeter with timber fencing, access is given to a rear garden room / off-road access.

GARDEN ROOM: PVC double glazed windows and doors, suitable for storage or additional conversion.

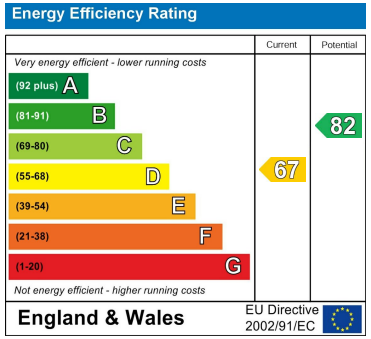
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

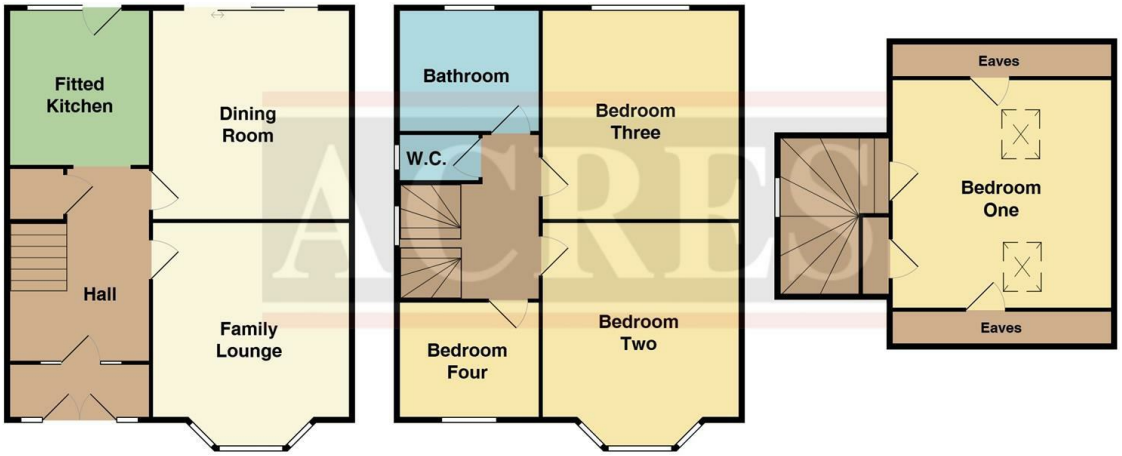
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888



Holly Lane, Erdington, B24 9LA



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 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.