

ACRES

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- Two bedroom mid terraced home
- Ideal for first time buyers, investors or downsizers
- Two reception rooms
- Fitted kitchen
- Useful additional garden room
- Two well proportioned bedrooms
- Family bathroom
- Rear garden with patio and lawn
- Substantial rear shed/garage offering excellent storage potential
- Internal Viewing is Highly Recommended



131 SOMERSET ROAD, ERDINGTON, B23 6NJ - OFFERS AROUND £240,000

Situated along Somerset Road in Erdington, this two bedroom mid terraced home presents an excellent opportunity for first time buyers looking to take their first step onto the property ladder, investors seeking to expand their portfolio, or downsizers searching for a conveniently located home. The property is ideally positioned for a range of local amenities, shops and everyday essentials, with excellent transport links providing access to surrounding areas and Birmingham City Centre. The location makes this an appealing choice for those looking for convenience and accessibility, whether commuting for work or enjoying the nearby facilities. Internally, the property offers well proportioned accommodation arranged over two floors, with two reception rooms, a fitted kitchen, a useful garden room, two bedrooms and a family bathroom. To the ground floor, the accommodation begins with an entrance hall leading through to the dining room, which offers flexibility for formal dining or use as an additional sitting room. The separate lounge provides a comfortable space for relaxing, with a feature coal effect gas fire creating an attractive focal point. The fitted kitchen offers a range of storage units and space for appliances, while the adjoining garden room provides further versatility for storage or use as a seating area. To the first floor, the landing gives access to two well proportioned bedrooms, both offering space for bedroom furniture, alongside a family bathroom fitted with a bath and shower over. Externally, the property benefits from a front garden and a rear garden featuring a paved patio, lawn and a substantial shed/garage to the rear, offering excellent storage potential. With its versatile accommodation and convenient location, this property is well worth considering.

Accessed via a block paved pathway with steps leading to the front entrance. The front garden features two bark chipped borders and a stone wall to the front boundary.

ENTRANCE HALL: A wooden front door with a glazed panel opens into the entrance hall, featuring original Minton style flooring, a radiator, a door to a storage cupboard and a further doors leading to;

DINING ROOM: 13'0" x 10'11" (maximum), reducing to 8'5" x 7'3" (minimum) PVC double glazed box bay window to the front aspect, radiator and ample space for dining room furniture. Alternatively, this versatile reception room could be utilised as an additional sitting room.

LOUNGE: 11'10" x 11'10" (maximum), reducing to 10'0" (minimum) PVC double glazed window to the rear aspect, radiator and a coal effect gas fire set within a marble hearth and inset surround, providing an attractive focal point to the room. There is ample space for lounge furniture, with a door leading to the stairs and a further door to the kitchen.

KITCHEN: 13'0" x 6'3" Two PVC double glazed windows to the side aspect. The kitchen is fitted with a stainless steel sink inset into work surfaces, with matching base and eye level storage units. Integrated oven and gas hob with extractor hood over, integrated fridge, space for a washing machine, space for an under counter freezer and tiled flooring.

GARDEN ROOM: 7'6" x 5'7" Single glazed windows to the rear and side aspects, together with a single glazed door to the side. This useful additional space offers potential for storage or use as a small seating area.

FIRST FLOOR LANDING: Loft access point with pull down ladder, radiator and doors leading to the bedrooms and bathroom.

BEDROOM ONE: 11'10" (maximum) x 10'10" Two PVC double glazed windows to the front aspect, radiator and space for bedroom furniture.

BEDROOM TWO: 11'10" x 8'9" (maximum), reducing to 7'8" (minimum) PVC double glazed window to the rear aspect, radiator and space for bedroom furniture.

BATHROOM: 13'0" (maximum), reducing to 7'10" (minimum) x 6'3" Obscure PVC double glazed windows to the rear and side aspect. Fitted with a panelled bath with shower over and tiled surround, low flushing WC, hand wash basin, ladder style radiator and a door leading to a useful cupboard.

GARDEN: The garden features a paved patio area to the side, providing space for outdoor seating, with a lawned garden beyond and a conifer hedge forming one side boundary. A pathway of log style stepping stones leads from the patio towards the rear of the garden. To the far end is a substantial shed/garage, providing useful storage space and potential for alternative use, subject to the necessary planning permissions and building regulations where applicable. A timber gate to the rear provides additional access.

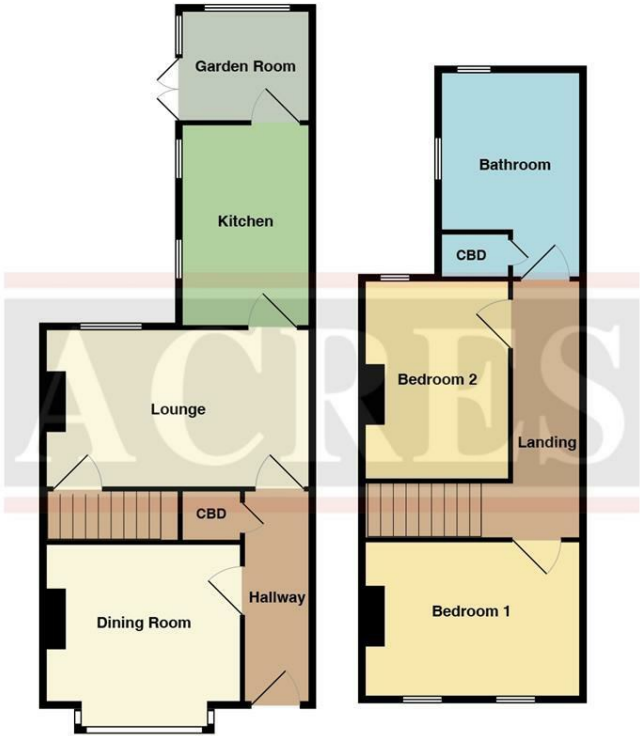


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.