

ACRES

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- TWO BEDROOMED, TRADITIONAL MID-TERRACED
- FAMILY BATHROOM
- SUBSTANTIAL FAMILY LOUNGE THROUGH DINING ROOM
- BAY WINDOW TO LOUNGE
- FITTED KITCHEN
- REAR GARDEN WITH COAL STORE
- OFF-ROAD ACCESS
- CLOSE TO LOCAL AMENITIES
- VAST COMMUTER LINKS NEARBY
- EXCELLENT POTENTIAL



TRAFALGAR ROAD, ERDINGTON, B24 9AR - OFFERS IN THE REGION OF £190,000

Available for sale for the first time in several decades, this traditional, two-bedroomed, mid-terraced family home offers generous proportions alongside excellent potential for personalisation. Perfectly positioned just a short walk from Erdington's bustling high street, the property enjoys immediate access to a wide range of daily essentials, restaurants, cafés, and pharmacies, making it an ideal choice for a variety of purchasers. Erdington also boasts superb transport connections, including the Cross City rail line, frequent bus services, and excellent road networks, ensuring seamless travel into Birmingham city centre and beyond. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises: porch, a substantial lounge flowing through to the rear dining room, fitted kitchen, two spacious double bedrooms, and a family bathroom. Externally, a paved path leads to the property, while the delightful rear garden offers outdoor space with the added benefit of off-road access. This is a fantastic opportunity to acquire a well-located and characterful home with scope to add your own stamp. Internal viewing is highly recommended to appreciate the space and potential on offer. EPC Rating E.

Set back from the road behind a paved path with brick built wall to fore, access is gained into the accommodation via pvc double glazed french doors with windows to side into:

Porch: Internal door opens into:

Family Lounge Through Dining Area: 27' x 11'06: Pvc double glazed bay window to fore with further window looking over garden, gas fire, space for complete lounge suite and dining table with chairs, stairs off to 1st floor, door opens to:

Fitted Kitchen: 11'01 x 6'06: Pvc double glazed window to rear with obscure door to side, matching wall and base units with recess for washing machine, fridge/freezer and cooker, edged work surfaces with stainless steel sink drainer unit, door back to lounge.

Stairs and Landing: Doors open to Bedroom One and Bathroom, bifolding door opens to Bedroom Two.

Bedroom One: 11'05 x 11'03: Pvc double glazed window to fore, built in wardrobe and space for dressing, space for double bed and complimenting suite, gas fire, door back to landing.

Bedroom Two: 12'03 x 8'06: Pvc double glazed window to rear, door to over stairs storage, space for double bed and complimenting suite, bifolding door back to landing.

Bathroom: Pvc double glazed obscure window to rear, suite comprising bath with splashscreen door to side, pedestal wash hand basin and low level w.c., tiled splashbacks, door to storage and back to landing.

Rear Garden: Paving advances from the accommodation and leads to lawn, coal stores are provided along side rear track 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)

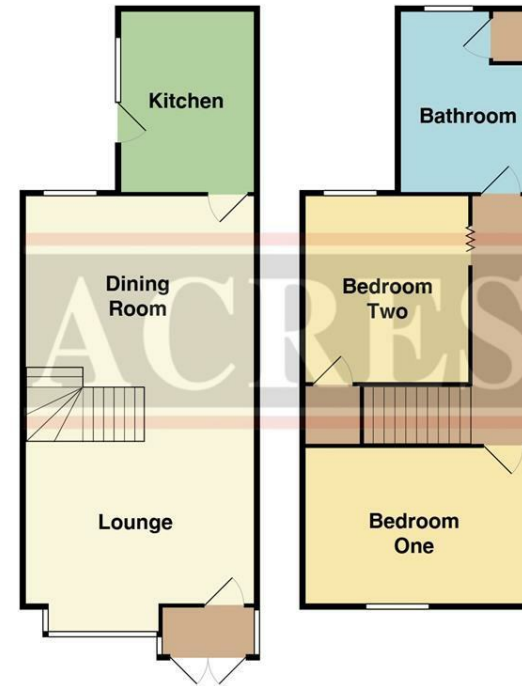
COUNCIL TAX : A

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	
(39-54) E	46
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Trafalgar Road, Erdington, B24 9AR



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.