ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Three bedroomed, end-of-terrace
- Well-appointed family bathroom
- Spacious fitted breakfast kitchen
- Impressively sized rear lounge
- Porch and driveway
- Paved rear garden
- Close to local amenities
- Opportunity for personalisation
- No onward chain
- Major transport links nearby





BURNBANK GROVE, ERDINGTON, B24 9LB - OFFERS AROUND £220,000

A well-proportioned three-bedroomed, end-of-terrace freehold home, enjoying a quiet cul-de-sac position just off the popular Holly Lane in Erdington. Ideally placed for access to Wylde Green, Erdington and Walmley, the property provides a convenient setting with a good range of amenities and transport links close by. Everyday essentials are available at the end of the estate, with further comprehensive shopping and leisure facilities found along Holly Lane and Kingsbury Road. The area is also well served by a selection of well-regarded schools, while excellent transport connections provide ease of access to surrounding towns and Birmingham City Centre, making the location particularly practical for commuters and families alike. The property benefits from gas central heating and PVC double glazing (both where specified). Internally, the accommodation briefly comprises a large entrance porch, a particularly generous fitted breakfast kitchen offering ample space for dining and entertaining, and a rear lounge with French doors opening directly onto the garden. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefitting from built-in wardrobe storage, together with a fitted family bathroom completing the accommodation. Externally, the property benefits from off-road parking to the front, while a shared side pathway provides access alongside the home and leads through to the rear garden. The garden is laid predominantly to paving, offering a practical outdoor space with scope for a purchaser to personalise to their own requirements. Offering generous living accommodation, three well-sized bedrooms and a peaceful cul-de-sac position within easy reach of Erdington, Walmley and Wylde Green, this home is well worthy of closer inspection. To fully appreciate the accommodation and position on offer, internal inspection is highly recommended. EPC rating D.

Set back from the road behind a paved and lawned drive with pedestrian access to side, access is gained into the accommodation via a PVC double glazed door into:

PORCH: Space is provided for storage, PVC double glazed window overlooks fore, an obscure glazed door opens to:

FITTED BREAKFAST KITCHEN WITH DINING SPACE: 15'02 x 12'01: PVC double glazed window to fore, contrasting wall and base units with recesses for washing machine and fridge / freezer, integral oven, edged work surface with four ring gas hob having extractor canopy over, sink drainer unit, matching upstands, tiled splashbacks, space for breakfast table with chairs, radiator, door to storage, stairs off to first floor and further door opens to:

REAR LOUNGE: 15'00 x 11'09: PVC double glazed French doors open to rear having window to side, space for complete lounge suite, radiator, door back to kitchen.

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

BEDROOM ONE: 11'10 x 8'05: PVC double glazed window to rear, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

BEDROOM TWO: 10'10 x 7'05: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

BEDROOM THREE: 8'08 x 6'02: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to fore, suite comprising bath with splash screen door, low level WC and vanity wash hand basin, tiled splashbacks, door to storage and door back to landing.

REAR GARDEN: Access via a shared paved path, access is given to the rear garden which is predominantly laid to patio, timber fencing together with a large shrub surrounds the property's perimeter.

SINGLE GARAGE: (please check suitability for your own vehicle): Located in a separate block.















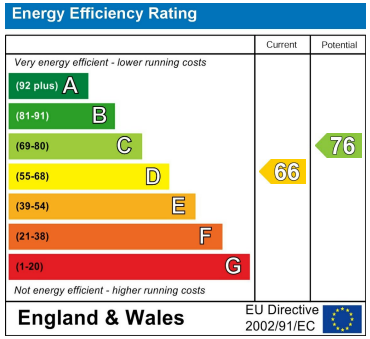
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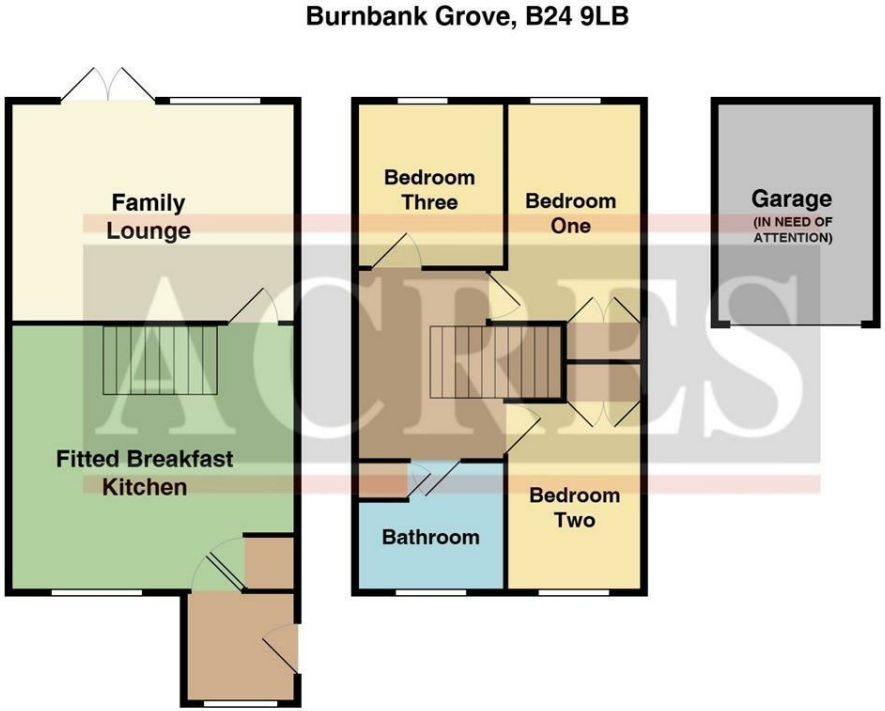
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888







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.