ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
0121 321 2101 suttoncoldfield@acres.co.uk @ www.acres.co.uk



- NO UPWARD CHAIN
- Well Presented Terraced Property
- Ideal for First Time Buyers and Investors
- Popular and Convenient Erdington Location
- Two Spacious Reception Rooms
- Fitted Kitchen
- Modern Ground Floor Bathroom
- Three Well Proportioned Bedrooms
- Enclosed Rear Garden
- Close to Local Amenities, Schools and Transport Links





GRAVELLY LANE, BIRMINGHAM, B23 5SN - OFFERS AROUND £225,000

This well presented three bedroom property offers spacious and versatile accommodation throughout, making it an ideal purchase for first time buyers, investors or those looking to take their next step on the property ladder. The accommodation briefly comprises a welcoming dining room with an attractive box bay window, a separate lounge featuring a contemporary media wall with electric feature fire, a fitted kitchen and a modern ground floor family bathroom. To the first floor are three well proportioned bedrooms, two of which benefit from fitted wardrobes, providing excellent storage solutions. Externally, the property benefits from an enclosed rear garden with a lawned area, decorative slate chippings providing space for outdoor seating and a useful garden shed. Offered for sale with no upward chain, this is a fantastic opportunity for purchasers seeking a property ready to make their own. Situated in a popular and convenient residential location within Erdington, the property enjoys excellent access to a wide range of local amenities, making it particularly appealing to first time buyers, families and buy to let investors alike. Erdington High Street is within easy reach, offering a variety of shops, supermarkets, cafés, restaurants and everyday facilities, while a selection of well regarded local schools can also be found nearby. The area is particularly well served by public transport, with local bus routes and nearby railway stations providing convenient connections into Birmingham City Centre, Sutton Coldfield and surrounding areas. Combining a convenient location with generous accommodation and the added advantage of no upward chain, this property presents an excellent opportunity and early internal viewing is highly recommended. The property is approached via a shared gated entrance, with a half brick wall to front. A further attractive winding paved pathway provides access to the front entrance door, complemented by decorative slate chippings to either side, creating a neat and welcoming approach.

DINING ROOM: 10'11" x 11'00" max (10'02" min) Having a PVC double glazed box bay window to the front elevation, radiator, laminate flooring and ample space for dining room furniture. This versatile reception room provides an ideal setting for family dining and entertaining.

LOUNGE: 11'10" x 11'00" max (9'09" min) A well proportioned reception room featuring a PVC double glazed window overlooking the rear garden, radiator and laminate flooring. The focal point of the room is a media wall, incorporating space for a television and an electric feature fire, creating an attractive and cosy living space. There is ample room for lounge furniture, together with a useful storage cupboard and a door providing access to the staircase leading to the first floor.

KITCHEN: 13'01" x 5'11" Having a PVC double glazed window to the side elevation, the kitchen is fitted with a range of matching base and wall mounted units with complementary drawers and roll top work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an oven and hob, with additional space and plumbing for a dishwasher and washing machine, together with space for a fridge freezer. The room is completed with practical laminate flooring.

GROUND FLOOR BATHROOM: Having an obscure PVC double glazed window to the side elevation, the bathroom is fitted with a contemporary suite comprising a panelled bath with shower over and fitted glass shower screen, low flushing WC and hand wash basin. Complemented by tiled walls and tiled flooring, providing a practical and modern family bathroom.

FIRST FLOOR LANDING: Having access to the loft space and doors leading off to the first floor accommodation.

BEDROOM ONE: 14'10" max (13'07" min) x 10'11" A generously proportioned principal bedroom having a PVC double glazed window to the front elevation, fitted wardrobe providing useful storage, an additional built in storage cupboard and ample space for further bedroom furniture.

BEDROOM TWO: 11'11" x 10'07" A further well proportioned double bedroom having a PVC double glazed window overlooking the rear garden, radiator, fitted wardrobe and ample space for bedroom furniture.

BEDROOM THREE: 12'07" x 5'11" Having a PVC double glazed window to the rear elevation, radiator and space for bedroom furniture. This versatile third bedroom would also lend itself well to use as a nursery, dressing room or home office, depending on individual requirements.

REAR GARDEN The property benefits from an enclosed rear garden, predominantly laid to lawn with fenced boundaries to both sides, offering a pleasant outdoor space for relaxation and recreation. A decorative slate chipped area to the side provides an ideal space for outdoor seating, while a garden shed positioned towards the rear offers useful additional storage. A side gate provides access to the shared side passageway.















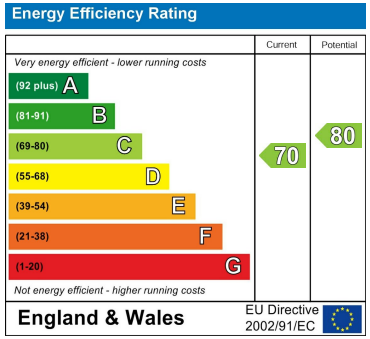
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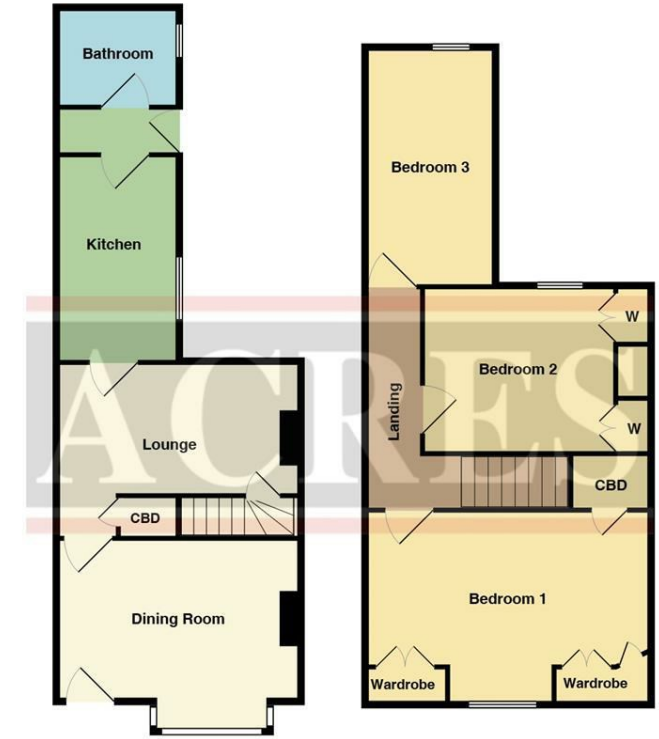
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101







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.