ACRES

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



- MODERN BUILT, DETACHED HOUSE
- Two double bedrooms with built in wardrobes
- Two shower rooms
- Substantial family lounge
- Impressive fitted breakfast kitchen
- Large pantry and porch
- Underfloor heating to ground floor
- Multivehicle drive to fore with EV charging point
- Paved rear garden
- Close to local amenities





BROMFORD LANE, ERDINGTON, B24 8JT - ASKING PRICE £375,000

Situated within a convenient and popular residential location in Erdington, this beautifully presented, modern-built, two bedroomed, freehold detached house offers an excellent opportunity for a variety of prospective purchasers. Ideally positioned for access to surrounding towns and Birmingham City Centre, the property benefits from readily available public transport links and major road networks, making commuting straightforward. A range of everyday shopping facilities, well-regarded schooling and local amenities are also within easy reach, further enhancing the appeal of this superb home. Tastefully designed and finished to an immaculate standard throughout, this impressive residence boasts generous internal proportions, contemporary decoration and a thoughtfully arranged layout, allowing for immediate occupation upon completion. Further benefits include gas central heating, PVC double glazing (both where specified), underfloor heating to the ground floor and a split heating system, allowing the ground and first floors to be controlled independently. The accommodation briefly comprises a spacious entrance porch, welcoming and deep reception hall, substantial family lounge offering ample space for optional dining, and a well-appointed breakfast kitchen complete with a variety of integrated appliances and a sizeable pantry. A convenient ground floor shower room completes the downstairs accommodation. To the first floor are two generously proportioned double bedrooms, both benefiting from built-in wardrobes, together with a further contemporary shower room. Externally, the property is approached via an attractive block-paved driveway providing three allocated parking spaces & EV charging point. To the rear, a neatly maintained, paved garden offers a low-maintenance outdoor space, complemented by a useful storage shed. This delightful home must be viewed internally to fully appreciate the quality and accommodation on offer. Early inspection is highly recommended. EPC TBC.

Set back from the road behind a block paved drive that shares an initial access point and leads to three allocated parking spaces, access is gained into the home via a PVC double glazed obscure door into:

PORCH: Space is provided for cloaks storage, a further PVC double glazed obscure door opens to:

ENTRANCE HALL: Doors open to a fitted breakfast kitchen, family lounge and shower room, under floor heating, stairs off to first floor.

FAMILY LOUNGE: 23'05 x 11'08: PVC double glazed bow leaded window to fore, space for complete lounge suite and potential for a dining suite, a media wall provides recesses for television and shelving with a colour-changing electric fire, under floor heating, door back to entrance hall.

FITTED BREAKFAST KITCHEN: 19'08 x 9'04: PVC double glazed leaded windows and French doors open to rear garden, matching wall and base units with full line fridge and freezer, dishwasher, washing machine and dryer, integrated double oven and microwave, roll edged work surface with ceramic sink drainer unit, five ring gas hob having extractor canopy over, tiled splashbacks, a breakfast bar provides seating, tiled flooring with under floor heating, doors open to a large pantry and back to entrance hall.

SHOWER ROOM: PVC double glazed obscure leaded window to side, suite comprising low level WC, floating wash hand basin and step-in shower with splash screen door to side, ladder style radiator, panelled splashbacks, tiled flooring with under floor heating, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to two bedrooms and a shower room.

BEDROOM ONE: 11'08 x 11'07: PVC double glazed leaded window to fore, space for king-size bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to landing.

BEDROOM TWO: 11'08 x 9'09: PVC double glazed leaded window to rear, space for king-size bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to landing.

SHOWER ROOM: A glazed skylight opens to side, suite comprising walk-in shower, floating vanity wash hand basin and low level WC, panelled splashbacks, radiator, door back to landing.

REAR GARDEN: A patio advances from the accommodation and offers access to a large rear storage / shed, access is gained back into the home via PVC double glazed leaded French doors to breakfast kitchen.















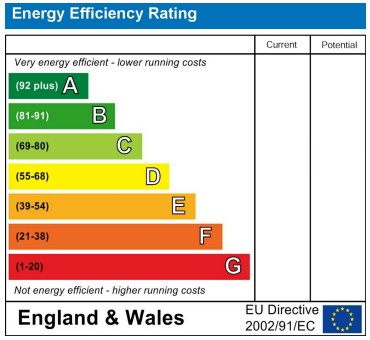
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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)

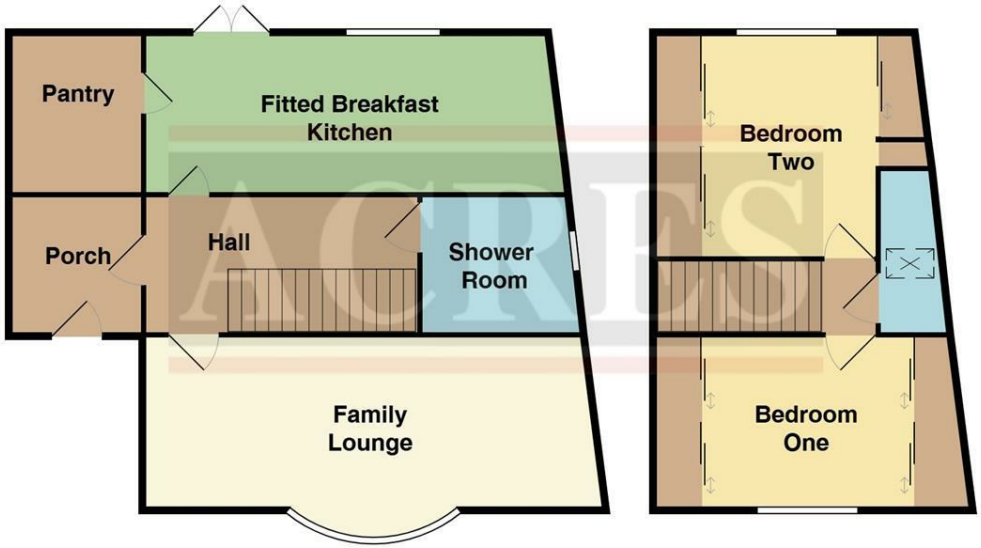
COUNCIL TAX BAND: C COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





Bromford Lane, B24 8JT



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.