ACRES

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- NO ONWARD CHAIN
- Three bedroomed, semi detached
- Impressive family bathroom
- Spacious lounge
- Extended dining room
- Renewed fitted kitchen
- Single garage & separate workshop/garage
- Tarmac, multivehicle drive
- Superb plot
- Close to local amenities





ORPHANAGE ROAD, ERDINGTON, B24 0AE - O.I.R.O £295,000

NO ONWARD CHAIN Set upon an attractive corner plot within a popular and sought-after area of Erdington, this deceptively spacious three bedroomed, freehold, semi detached family home offers generous accommodation and excellent scope for personalisation, conversion and extension (subject to necessary planning permissions). Having been lovingly maintained throughout its ownership and recently completely refurbished, the property is ideally situated within walking distance of a wealth of local amenities, including everyday shopping facilities, pharmacies, cafés and eateries. Excellent commuter links are also close at hand, with major road networks, readily-available bus services and Chester Road railway station providing convenient access throughout the local area and beyond. Boasting impressive internal proportions and a well-maintained interior, this delightful home offers versatile accommodation perfectly suited to family living. Benefitting from gas central heating and PVC double glazing (both where specified), internal rooms briefly comprise a deep and welcoming entrance hall, renewed fitted kitchen, spacious family lounge and an extended rear dining room, providing excellent space for family gatherings and entertaining. To the first floor are three well-proportioned bedrooms and an attractive family bathroom. Externally, the property is approached via a tarmac driveway providing access to a single garage. A sweeping lawn with established shrubs extends around the side of the home, leading to the rear garden, where a further detached workshop/garage is provided, with doors opening onto Goodison Gardens. With its generous corner plot, versatile accommodation and exciting potential, internal inspection is highly recommended to fully appreciate the opportunity on offer. EPC Rating E.

Set back from the road behind a multi vehicle tarmac drive with lawned and shrubbed borders to sides, and giving access to a side garden, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL: PVC double glazed obscure window to fore, door opens to a family lounge, access to renewed kitchen, radiator.

FITTED KITCHEN: 8'07 x 6'03: PVC double glazed window to fore, matching wall and base units with recesses for fridge / freezer and washing machine, integral oven, roll edged work surface with stainless steel sink drainer unit, four ring electric hob having extractor canopy over, tiled splashbacks, access back to entrance hall.

FAMILY LOUNGE: 17'09 x 12'07: PVC double glazed window to side, space for complete lounge suite, radiator, stairs off to first floor, door back to entrance hall and obscure glazed double doors open to:

DINING ROOM: 14'08 x 6'00: PVC double glazed window and French doors open to rear garden, space is provided for dining table and chairs, radiator, obscure glazed double doors open back to family lounge.

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

BEDROOM ONE: 12'00 x 11'02: PVC double glazed window to side and to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 11'02 x 9'07: PVC double glazed window to fore and to side, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'08 x 6'05 max: PVC double glazed window to rear, space for bed and complementing suite, radiator, door to over-stairs storage and door back to landing.

BATHROOM: PVC double glazed obscure window to fore, suite comprising bath with splash screen door to side, low level WC and pedestal wash hand basin, ladder-style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Renewed decking advances from the accommodation and leads to a paved path with lawn and shrubs to perimeters, access is gained back into the home via PVC double glazed French doors to dining room, a PVC double glazed door opens to detached workshop, a timber gate opens back to side garden / fore.

WORKSHOP / SECONDARY GARAGE: 17'00 x 11'03: (please check suitability for your own vehicle): Space is provided for storage or workshop tools, obscure glazed garage doors open to Goodison Gardens, PVC double glazed window and door open back to rear garden.

GARAGE: 16'06 x 7'07: (please check suitability for your own vehicle): Electrically-operated roller-style garage door to fore.















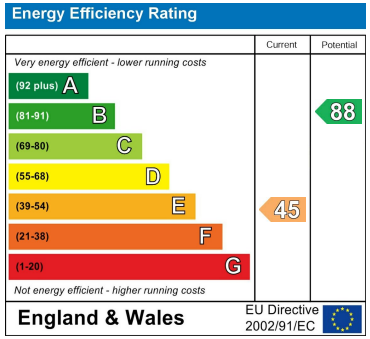
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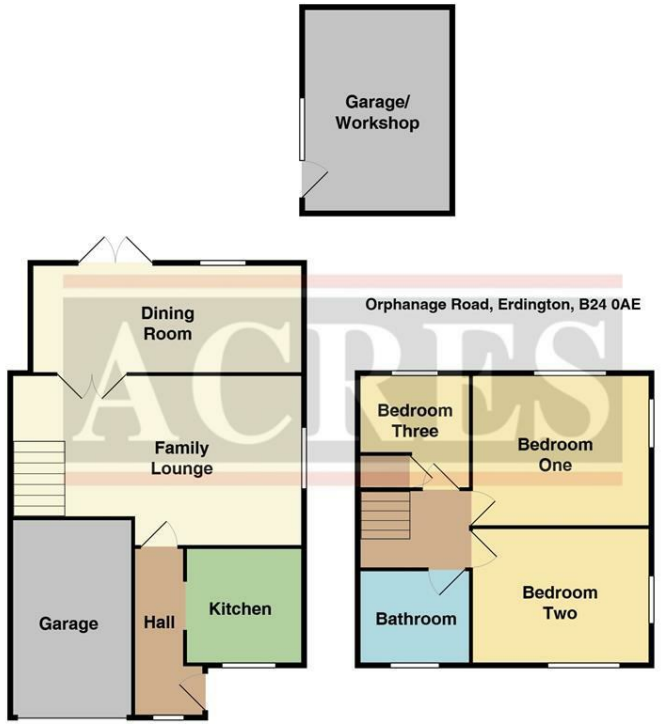
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.