

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ A very generous period style property
- ◆ Close to many local facilities including, shops, leisure centre, public transport
- ◆ Vestibule and entrance hall
- ◆ Family Lounge
- ◆ Dining Room
- ◆ Large Kitchen
- ◆ Garden Room
- ◆ Three excellent bedrooms
- ◆ Shower room
- ◆ Gardens and rear garage



29 Edwards Road, Erdington, Birmingham B24 9EL ~ Asking Price £245,000

Situated on a very popular road of period style houses close to Erdington High Street this very generous freehold property offers excellent accommodation including vestibule entrance, hallway, lounge and separate dining room, large kitchen and rear garden room. To the first floor are three excellent bedrooms and shower room. There is also a large loft area. Outside is fore garden and to the rear is an enclosed garden with access to a rear garage that is accessed via a gated communal drive. Offering no upward chain this is a superb opportunity to purchase a superb property and have the opportunity to improve to ones own taste. Viewing is essential to appreciate what is on offer. Council tax band B and EPC rating E.

Access is via: A stone chipped fore garden leading to a timber glazed door with transom above into:

VESTIBULE Having reception door into:

HALLWAY Having staircase to first floor, dado rail, decorative arch, doors into dining room and:

LOUNGE 14'6" max into bay 12'1" min x 10'3 max 9'0" min to chimney breast Having double glazed bay window to front, coving and medallion to ceiling, fitted living flame effect gas fire, radiator

DINING ROOM 13'4" x 10'9" max 9'7" min to chimney breast Having coving and medallion to ceiling, picture rail, double glazed window, radiator, fire surround

KITCHEN 18'5" x 8'3" Having a range of drawer, base and eye level cupboards, four ring electric hob and fitted electric oven, double sink, double glazed window to side and double glazed door into garden, door into storage cupboard

GARDEN ROOM 8'10 x 7'5" Having double glazed patio doors to rear garden, radiator

FIRST FLOOR LANDING Doors into cupboard with ladders up to loft area

BEDROOM ONE 13'10" max 12'9" min to chimney breast x 12'1" Having double glazed window to front, radiator

BEDROOM TWO 13'3 x 8'3" max 7'1"min to chimney breast Having double glazed window to rear, radiator

BEDROOM THREE 11'5" max x 8'6" max 6'3" min to wardrobe front Having double glazed window to rear, radiator, double opening doors into cupboard housing wall mounted gas central heating boiler,

SHOWER ROOM Having a shower cubicle with electric shower, white wash hand basin set into a vanity unit, close coupled WC, double glazed pattern window, radiator



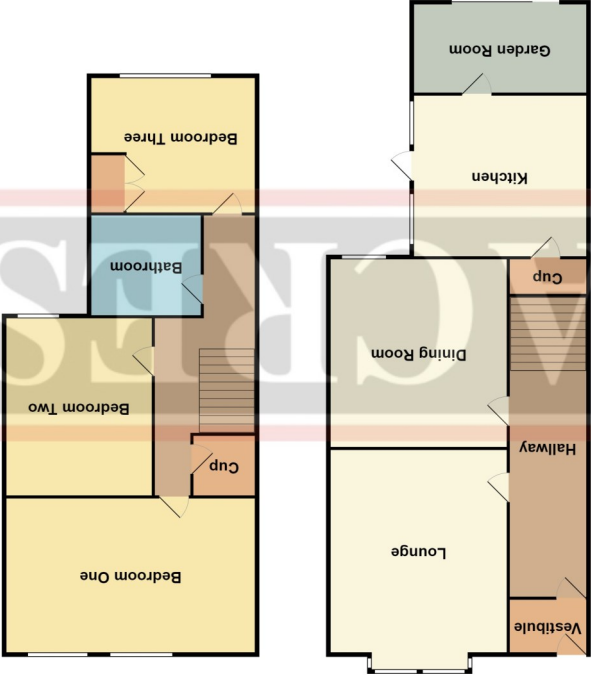
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

TENURE:
COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

We have been informed by the vendors that the property is Freehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.)
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 As per sales particulars.
 Recommended via Acres on 0121 321 2101.

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 their purpose, or within 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.