

ACRES

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- ◆ A very generous property that has been enhanced
- ◆ Entrance hall
- ◆ Dual aspect lounge/dining room with doors out to garden
- ◆ Fitted breakfast kitchen
- ◆ Bathroom with a white suite
- ◆ Four excellent bedrooms to the first floor
- ◆ Fore garden offering parking space
- ◆ Rear garden with patio and lawn
- ◆ No upward chain



266 Witton Lodge Road, Erdington, B23 5LS ~ Offers around £285,000

This is a very spacious freehold property situated on a very popular residential road. The property has been upgraded and includes the following, entrance hall, dual aspect lounge/dining room, fitted breakfast kitchen and bathroom with white suite. To the first floor are four excellent bedrooms. Outside is a fore garden offering multiple parking space and to the rear is a large garden with patio and steps up to a lawn. This property should be viewed internally to appreciate all that is on offer and does not have an upward chain. EPC rating C and council tax band B.

Access is via a brick block fore garden leading to reception door into

HALLWAY Newel and balustrade staircase to first floor, radiator, grey toned timber effect floor, coving to ceiling, door into under stairs storage cupboard, further doors into, Lounge, Kitchen and Bathroom

LOUNGE 23'8" max 12'3" min x 12'2" max 8'9" min Dual aspect living room with double glazed leaded light window to front, double glazed window system to rear including double doors to garden, coving to ceiling, two radiators, grey toned timber effect floor

KITCHEN 15'0" max 12'0" min x 9'10" Having a refitted kitchen with a range of drawer, base and eye level cupboards, stylish work surface and matching breakfast bar, sink and drainer, cupboard housing wall mounted gas central heating boiler, integrated fridge and freezer, space and plumbing for washing machine, five ring gas hob with stainless steel splash back and extractor hood over, and electric oven under, double glazed windows to rear and side, double glazed door, grey timber effect floor

BATHROOM White suite comprising of panelled bath with shower attachment, pedestal wash hand basin, close coupled WC, tiling to walls and floor, double glazed opaque leaded light window to front, double glazed opaque window to side, chrome ladder style radiator/towel rail

FIRST FLOOR LANDING Access to loft space, double glazed leaded light window to front, door into store cupboard and doors into

BEDROOM ONE 12'3" x 12'2" max 10'10" min to chimney breast Double glazed window to rear, radiator

BEDROOM TWO 12'3" X 10'0" Two double glazed windows to rear, picture rail and radiator

BEDROOM THREE 11'1" x 9'0" Double glazed leaded light window to front, radiator, picture rail

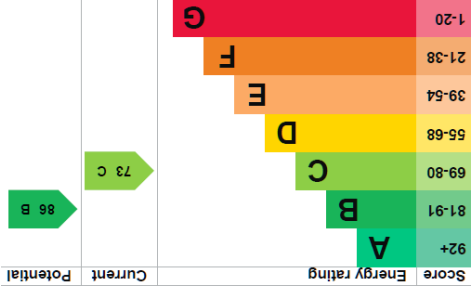
BEDROOM FOUR 11'3" x 7'0" Double glazed window and radiator

REAR GARDEN Paved patio with steps up to lawn, further patio to rear, fencing and foliage to boundaries



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



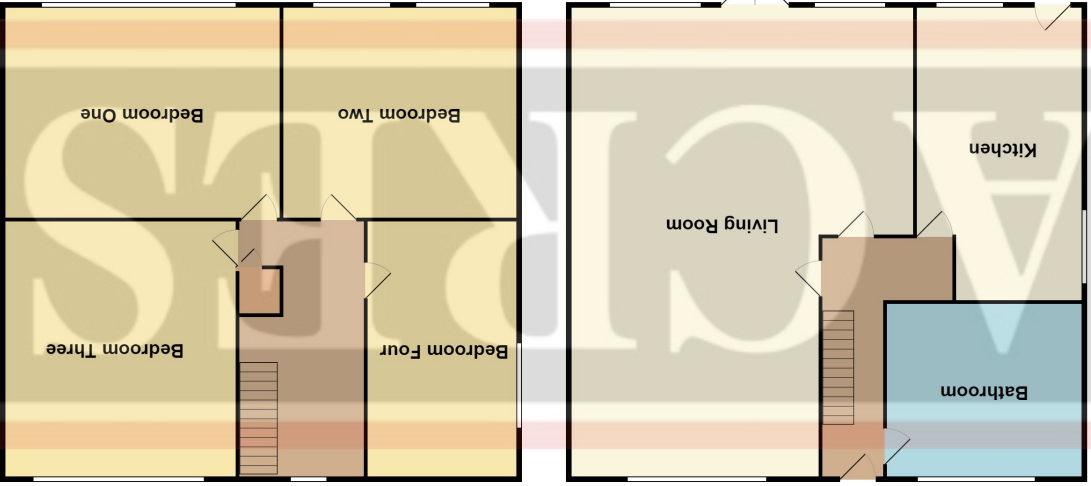


TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

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.)
 B
 As per sales particulars.
 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 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.