

ACRES

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- ◆ Situated on a highly regarded residential road
- ◆ An excellent traditional styled property
- ◆ Enclosed porch and hallway
- ◆ Dining Room
- ◆ Family lounge
- ◆ Lean to conservatory
- ◆ Three bedrooms
- ◆ Bathroom with white suite and separate W.C.
- ◆ Lovely wide fore garden with driveway leading to garage
- ◆ Beautifully matured rear garden with patio and lawn plus outhouses



88 Ayre Road, Erdington, B24 9DX ~ Offers around £325,000

Welcome to Ayre Road, Erdington - a charming location that could be the perfect setting for your new home! This delightful detached and freehold property boasts the following, Enclosed porch, entrance hall, dining room, lounge and rear lean to conservatory (ideal for enjoying your morning cup of tea. There are three spacious bedrooms, bathroom and separate W.C. Offering ample space for a growing family or those in need of a home office. Outside is a wide fore garden with two bordered lawns, driveway and access to garage front to the rear is a very pretty garden with patio, lawn and an abundance of flowering and verdant trees and shrubs. plus brick built storage/W.C. Don't miss out on the opportunity to make this house your home - schedule a viewing today and envision the possibilities that await you at Ayre Road! Council tax band D and EPC to be confirmed.

Access is via a wide fore garden with two boarded lawns, driveway and access to garage front

ENCLOSED PORCH Double glazed door and windows to front, timber glazed reception door with matching windows to either side into

HALLWAY Staircase to first floor, radiator, door into under stairs storage cupboard and further doors into Dining room, lounge and kitchen

DINING ROOM 14'7" max into bay 11'1" min x 12'7" max 11'8" min to chimney breast Double glazed bay window to front, radiator, fire surround with fitted electric fire

LOUNGE 12'0" x 11'8" max 10'10" min to chimney breast Double glazed patio doors to rear lean to conservatory, radiator

KITCHEN 11'8" x 8'7" Drawer, base and eye level cupboards, space and plumbing for washing machine, space for gas cooker, space for fridge/freezer, stainless steel sink and drainer, two double glazed windows and door to rear, radiator, tiling to part walls

FIRST FLOOR LANDING Double glazed opaque window with stained glass top light, access to loft space and doors into

BEDROOM ONE 15'3" max into bay 11'2" min x 11'9" max Double glazed bay window to front, radiator

BEDROOM TWO 12'0" x 11'8 max 11'0" min to chimney breast Double glazed window to rear, radiator

BEDROOM THREE 8'0" x 6'8" Double glazed window to front, radiator

BATHROOM White suite comprising panelled bath with shower attachment and glazed shower screen, wash hand basin set into a vanity unit, door into boiler cupboard, tiling and water proof covering to part walls, radiator

SEPARATE WC White close coupled WC, tiling to part walls, double glazed patterned window

REAR GARDEN Patio with brick built out houses containing storage and WC, lawn with mature planted borders and greenhouses

GARAGE (please check the suitability of this garage for your own vehicle) Doors to front and door to garden



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.



TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

As per sales particulars.
 Recommended via Acres on 0121 321 2101.

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.

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

