

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Extended three bedroom semi-detached family home
- * Fully comprehensive bathroom
- * Considerable open lounge-through-dining room
- * Impressive fully-prepared, fitted kitchen
- * Block paved drive to fore
- * Attractive rear decking and garden
- * Single garage with off-road access
- * Incredible opportunity presented within
- * Sought-after location close to schooling
- * No onward chain



65 HANSONS BRIDGE ROAD, ERDINGTON, B24 0PE ~ Offers around £255,000

Enviably well-proportioned and offering scope for further redevelopment, this delightfully maintained and extended semi-detached family home offers excellent living proportions throughout whilst being set close to well-regarded schooling. Local shopping amenities are in abundance and can be accessed via an array of readily available bus services on Eachelhurst Road. Shopping parks including Minworth, The Fort and Sutton Coldfield are all within a short drive with further facilities on hand in Walmley. Complimented by gas central heating and PVC double glazing (both where specified), the property has the added benefit of having both a house alarm to provide extra security, and no onward chain. Briefly comprising: Entrance hall with extended porch area, substantial lounge having bay window to fore, through dining room having further bay windows, and sliding doors opening to a rear patio, access from the dining room is given immediately to the extended fitted breakfast kitchen, which is fully comprehensive having all built-in appliances available. To the first floor three well-proportioned bedrooms are on offer, the master and second having bay windows, the third benefitting from a bow window; all bedrooms are serviced by an all-inclusive and superb white family bathroom. Externally, a block-paved drive leads to the accommodation; to the rear a decked patio radiates from the dining room and gives access to well-tended lawn, with single garage leading to rear track. To fully appreciate the accommodation on offer, its scope for further development, true proportions and attractive standard, we highly recommend internal inspection. Council Tax band C, EPC Rating D

Set back from the road behind a block-paved drive, access is gained into the accommodation via a PVC double glazed obscure French door with windows to side, into:

ENTRANCE HALL: PVC double glazed obscure window to side, radiator, access to under-stairs storage, stairs off to first floor, and door opens to:

SUBSTANTIAL FAMILY LOUNGE: 29'3 (through dining room) x 12'1 (max) / 9'10 (min): PVC double glazed bay window to fore, gas living flame coal effect fire set on a granite style hearth having matching surround and mantel over, radiator, door to hall and access given into:

DINING ROOM: 29'3 (back through lounge) x 10'9 (max) / 9'3 (min): PVC double glazed bay sliding patio doors to rear, radiator, access back into lounge & into:

FITTED KITCHEN: 16'11 x 5'4: PVC double glazed window to rear, matching wall and base units with fully integrated array of dishwasher, washing machine, dryer and fridge / freezer, roll edged work surfaces with matching splashbacks, four ring gas hob having extractor canopy over, one and half stainless steel sink drainer unit, tiled floors, access back into dining room

STAIRS & LANDING: PVC double glazed obscure window to side, doors radiate to three bedrooms and a fully comprehensive bathroom

BEDROOM ONE: 14'4 (into bay) x 9'6: PVC double glazed bay window to rear, radiator, door to landing

BEDROOM TWO: 14'4 (into bay) x 9'6 (max): PVC double glazed bay window to fore, radiator, door to landing

BEDROOM THREE: 9'1 x 6'3: PVC double glazed bow window to fore, radiator, door to landing

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising large corner bath, pedestal wash hand basin, low level WC and corner shower cubicle with glazed doors, tiled splashbacks and floors, ladder style radiator, door to landing

REAR GARDEN: A decked patio radiates from dining room and gives access to lawn, a timber built shed and single garage leads to rear, having off-road track access

GARAGE: **(Please check the suitability for your own vehicle use)** Side door giving access to garden, further doors open to track



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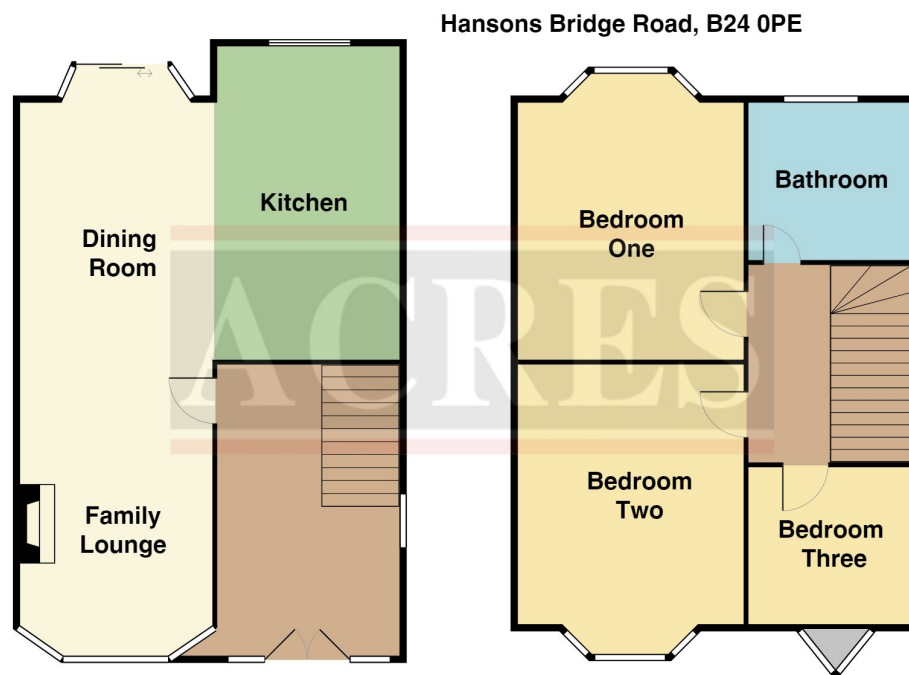
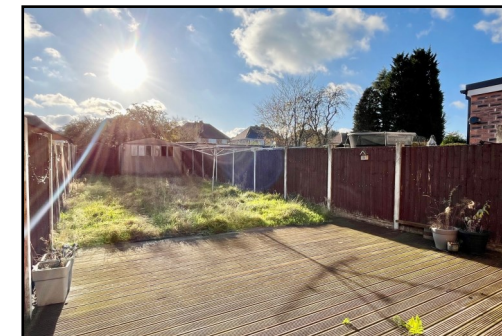
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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: 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)

COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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