

ACRES

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- Delightfully spacious & extended four bed semi-detached
- Imposing loft conversion having ensuite shower room
- Three well-proportioned bedrooms to first floor
- Substantial, fully-comprehensive bathroom
- Superb fitted breakfast kitchen
- Attractive & appealing lounge with wood stove
- Impressive dining room with wood stove
- Guest cloakroom / WC & study
- Incredibly well-maintained rear garden & outbuilding
- Immaculate decoration & condition



544 HOLLY LANE, ERDINGTON, B24 9LY ~ Offers around £400,000

Positioned in the heart of Erdington, this exquisite four bed, semi-detached, extended and converted family home stands as testament to impeccable maintenance and impressive proportions, together with delightful decoration. The exterior aspect leading to the accommodation is adorned with well-manicured landscaping, and further compliments the interior offerings. The local area benefits from a range of essential shopping amenities, with further comprehensive facilities being accessible by car. A plethora of readily available bus services and educational opportunities compliment the local area. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), the convenience, accessibility and opportunity for further development to cater for the prospective purchaser ensures options for all types of buyers. Briefly comprising: Porch, deep and welcoming entrance hall, timber doors open to an attractive lounge with bay window to fore having wood-burning stove; access is gained into a rear dining room having further wood-burning stove; additional timber doors open from the hall and lead to a study, guest cloakroom / WC, storage and a superb fitted breakfast kitchen with utility. To the first floor are three well-proportioned bedrooms, two of which benefit from built-in wardrobes; all rooms are serviced by a fully-comprehensive and considerable bathroom. Further stairs lead to a loft conversion having Velux skylight over, access to a main master bedroom with built-in wardrobes and ensuite shower room. Externally, an immaculate tarmac drive leads into the accommodation; to the rear a block-paved patio advances to lawn, having children's play area and an outbuilding, having opportunity to convert into three separate rooms. To fully appreciate the accommodation on offer, its true proportions and standard, we highly recommend internal inspection. Council Tax Band C, EPC Rating D

Set back from the road behind a purpose-built brick wall, well maintained tarmac drive gives access into the accommodation via a PVC double glazed leaded French door into:

PORCH: A further internal composite door with window to side gives access into:

ENTRANCE HALL: Timber doors give access to study, storage, guest cloakroom / WC, superb fitted breakfast kitchen and lounge, radiator and stairs off to first floor

FAMILY LOUNGE: 18'1 (into bay) x 14'10 (max) / 10'11 (min): PVC double glazed leaded bay window to fore, radiator, a wood-burning stove set on a brick hearth, timber door opens into entrance hall, and access is given into:

REAR DINING ROOM: 12'11 x 10'10: PVC double glazed leaded patio doors to rear, having windows to side, radiator, a wood-burning stove set on a brick hearth, space for dining table, timber door into kitchen, and access back into lounge

SUPERB FITTED BREAKFAST KITCHEN: 19'9 x 14'3: PVC double glazed leaded windows with French doors giving access to patio to side, matching Shaker-style wall and base units with a range of drawers and cupboards, integrated dishwasher, microwave with grill and oven below and fridge / freezer, edged granite work surfaces with five ring gas hob and extractor canopy over, inset Belfast sink with draining grooves cut to side, matching upstands and Perspex splashback, complimenting kitchen island with space for bar stools, timber door opens to entrance hall, and further door to:

UTILITY: Wall and base units with recesses below a roll-edged work surface for washing machine, door gives access back into kitchen

STUDY: 13'1 x 7'2: Double glazed leaded window to fore, radiator, timber door back into hall

GUEST CLOAKROOM / WC: Suite comprising low level WC and corner wash hand basin, access is given back into hall

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, access is given to three bedrooms and a fully comprehensive bathroom

BEDROOM TWO: 14'11 x 9'8: PVC double glazed leaded window to fore, radiator, built-in wardrobes, door to landing

BEDROOM THREE: 12'9 x 9'9: PVC double glazed leaded window to rear, built-in wardrobes, radiator, door to landing

BEDROOM FOUR: 7'6 x 7'2: PVC double glazed leaded window to fore, radiator, door to landing

FULLY COMPREHENSIVE BATHROOM: PVC double glazed obscure leaded window to side, suite comprising large corner bath, low level WC, vanity wash hand basin and step-in shower with glazed sliding doors, ladder style radiator, tiled splashbacks, door gives access to landing

STAIRS & LANDING TO LOFT CONVERSION: Velux skylight over, access leads to:

MAIN MASTER BEDROOM: 15'3 x 11'11: PVC double glazed leaded window to rear and Velux skylight leading to fore, built-in wardrobes having side eaves storage, radiator, door to landing and to:

ENSUITE: PVC double glazed leaded obscure window to rear, large corner shower cubicle with glazed sliding door, low level WC and vanity wash hand basin, panelled splashbacks, ladder style radiator and door back into bedroom

REAR GARDEN: Block paved patio leads from dining room and kitchen, giving access to lawn, paved slabs advance to a rear outbuilding, having opportunity for open-plan conversion or three separately maintained rooms, a children's play area completes the rear outside accommodation

OUTBUILDING / SUMMER HOUSE: Double glazed windows, skylight over bar area, light and power.



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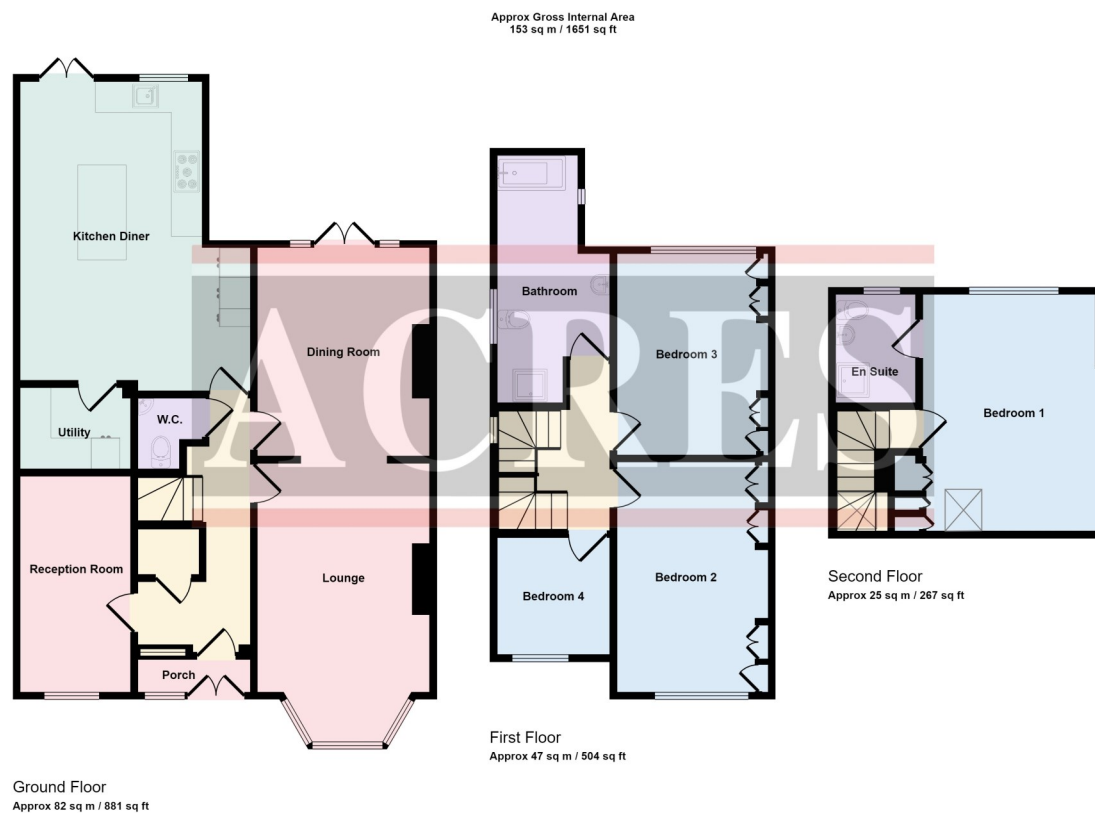
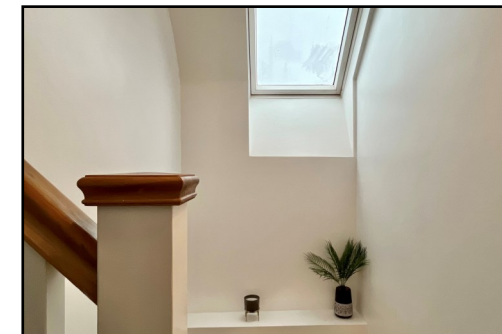
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		