

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- * Impressively presented, four bedroom, three bathroom detached townhouse overlooking canal
- * Four delightful & airy bedrooms, master having Jack & Jill double shower off
- * Second bedroom benefitting from en-suite shower room
- * Imposing lounge/potential bedroom having double balcony overlooking canal
- * Spacious fitted breakfast kitchen with dining space
- * Attractive dining room or potential bedroom/lounge
- * Guest cloakroom/WC & side, recessed garage
- * Multivehicular block paved drive
- * Low maintenance, well manicured garden with hot tub
- * Three years still pending on NHBC Warranty



27 LATHE WAY, ERDINGTON, B24 0SD ~ Offers Over £400,000

This immaculate & most tastefully decorated, four bedroomed (having the potential for fifth), three bathroom, freehold & detached townhouse overlooks a canal to fore whilst being enviably positioned upon a popular, sought-after modern-built estate in Pype Hayes. The charmingly crafted home epitomises modern & contemporary décor together with useful & convenient living spaces, suitable for all types of prospective purchasers. Local essential shopping amenities can be obtained on foot, further comprehensive shopping & retail therapy can all be accessed via a short drive. Readily available bus services provide ease of commute to surrounding town & city centre locations, motorway links & A roads also fall within close proximity. Benefitting from the provision of gas central heating & PVC double glazing (both where specified), fitted shutter style blinds on many of the windows, together with upgraded, designer vertical radiators and spotlights/downlights throughout to further compliment internal contents, with the pristine interior briefly comprising: Deep & welcoming entrance hall, doors lead to a substantial dining room having boxed bay window to fore, this room provides opportunity to be converted into a lounge or extra bedroom, further doors from hall lead to a superb, fitted breakfast kitchen with space for dining table & French doors to rear, as well as a guest cloakroom/WC. To the first floor, doors give access to a considerable lounge having further door leading to a double balcony overlooking canal, bedroom one to rear, & a Jack & Jill style shower room. To the second floor, three bedrooms are offered, with the second room benefitting from en-suite shower room, all other rooms are serviced by a family bathroom. Externally, a multivehicular drive is set in front of a recessed, side & single garage, the property also boasts a charming fore garden and a portion of land up to the canal front; to the rear, paved patio with space for dining advances to lawn. To fully appreciate the accommodation on offer, its tranquil position & beautiful interior decoration, we highly recommend internal inspection.

Set back from the road behind a tarmac path having block paved drive to side, access is gained into the accommodation via a covered PVC double glazed obscure door into:

ENTRANCE HALL: PVC double glazed window to side overlooking drive, doors open to a guest cloakroom / WC, storage cupboard, family room / dining room having potential for further bedroom and a fitted breakfast kitchen with space for dining, designer vertical radiator, stairs off to first floor.

FAMILY ROOM / DINING ROOM: 16'4 x 11'0 (max): PVC double glazed box bay window to fore, designer vertical radiator, space for dining table or potential lounge suite, door back to hall.

FITTED BREAKFAST KITCHEN THROUGH DINING AREA: 15'2 x 9'3: PVC double glazed window to rear having side French doors opening onto rear patio, matching hi-gloss wall and base units with integrated fridge / freezer, dishwasher and double oven with grill over, recess for washing machine, roll edged work surfaces having four ring electric hob and extractor canopy over, one and a half sink drainer unit, tiled splashbacks, under lighting to eye level units, designer accent radiator, door to hall.

GUEST CLOAKROOM / W.C: Suite comprising low level WC and corner pedestal wash hand basin, radiator, half tiled walls, door to hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to bedroom one, a family lounge and impressive Jack & Jill shower room, radiator, stairs back to ground floor and further stairs lead to second floor.

FAMILY LOUNGE: 15'2 x 11'5: PVC double glazed window to fore, having door to side leading onto double balcony having up and down lighting, overlooking canal, radiator, door to landing.

BEDROOM ONE: 15'2 x 9'3: PVC double glazed window to rear, space for King size double bed and large wardrobes, radiator, door to landing and door gives access into:

JACK & JILL SHOWER ROOM: PVC double glazed obscure window to side, suite comprising step-in double shower cubicle having sliding glazed splash screen doors, low level WC and pedestal wash hand basin, ladder style radiator, contrasting fully tiled walls, door gives access back into bedroom one and door to landing.

STAIRS & LANDING TO SECOND FLOOR: Doors lead to bedrooms two, three and four, family bathroom and storage cupboard, radiator, access to loft space and stairs back down to first floor.

BEDROOM TWO: 12'9 x 9'3: PVC double glazed window to rear, radiator, space for King size double bed and wardrobe, door to landing and door to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising shower cubicle having glazed bi-folding door, pedestal wash hand basin and low level WC, ladder style radiator, tiled splashbacks and door back to bedroom.

BEDROOM THREE: 11'5 x 7'5: PVC double glazed window to fore, space for double bed and wardrobe, radiator, door to landing.

BEDROOM FOUR: 11'5 x 7'5: PVC double glazed window to fore, space for double bed and wardrobe, radiator, door to landing.

FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising bath, low level WC and pedestal wash hand basin, fully tiled walls, ladder style radiator, door to landing.

REAR GARDEN: A large paved patio having external lighting leads from double doors from dining area / fitted breakfast kitchen and advances to manicured lawns, timber fencing lines the perimeters, space for hot tub (which will be included in the sale), further access is given into:

GARAGE: (Please check the suitability for your own vehicle use) Up and over garage door to fore.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



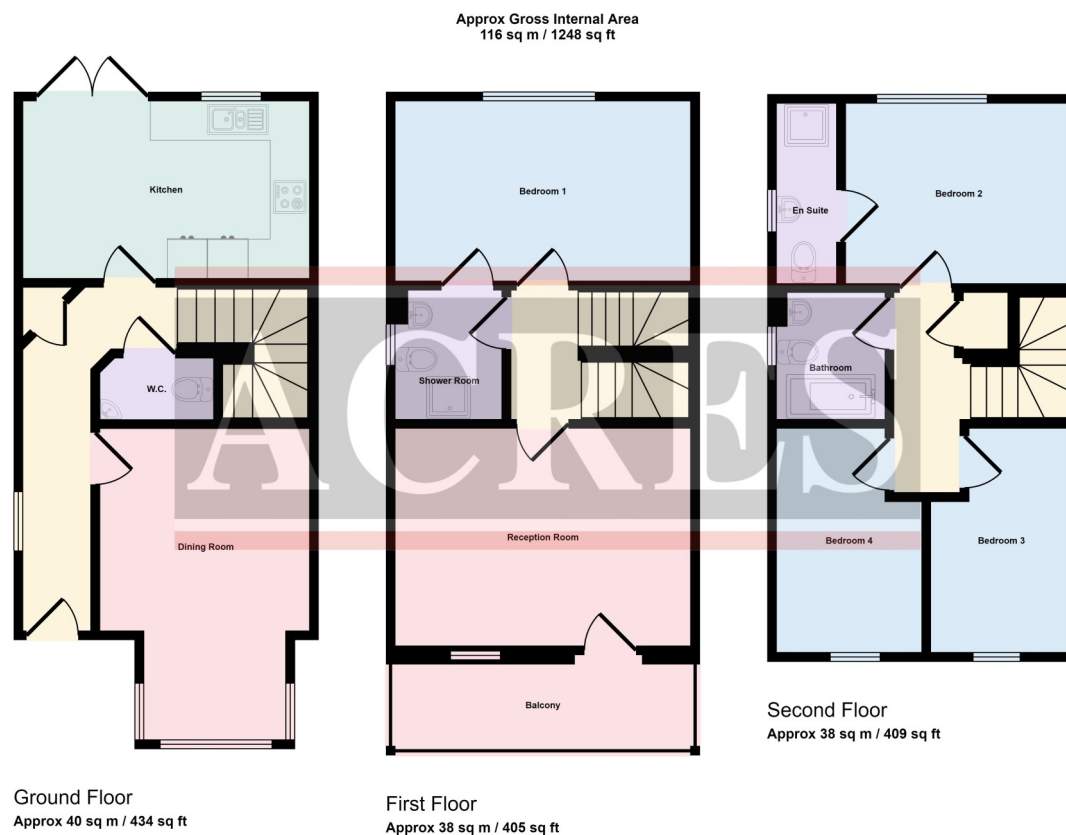
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.