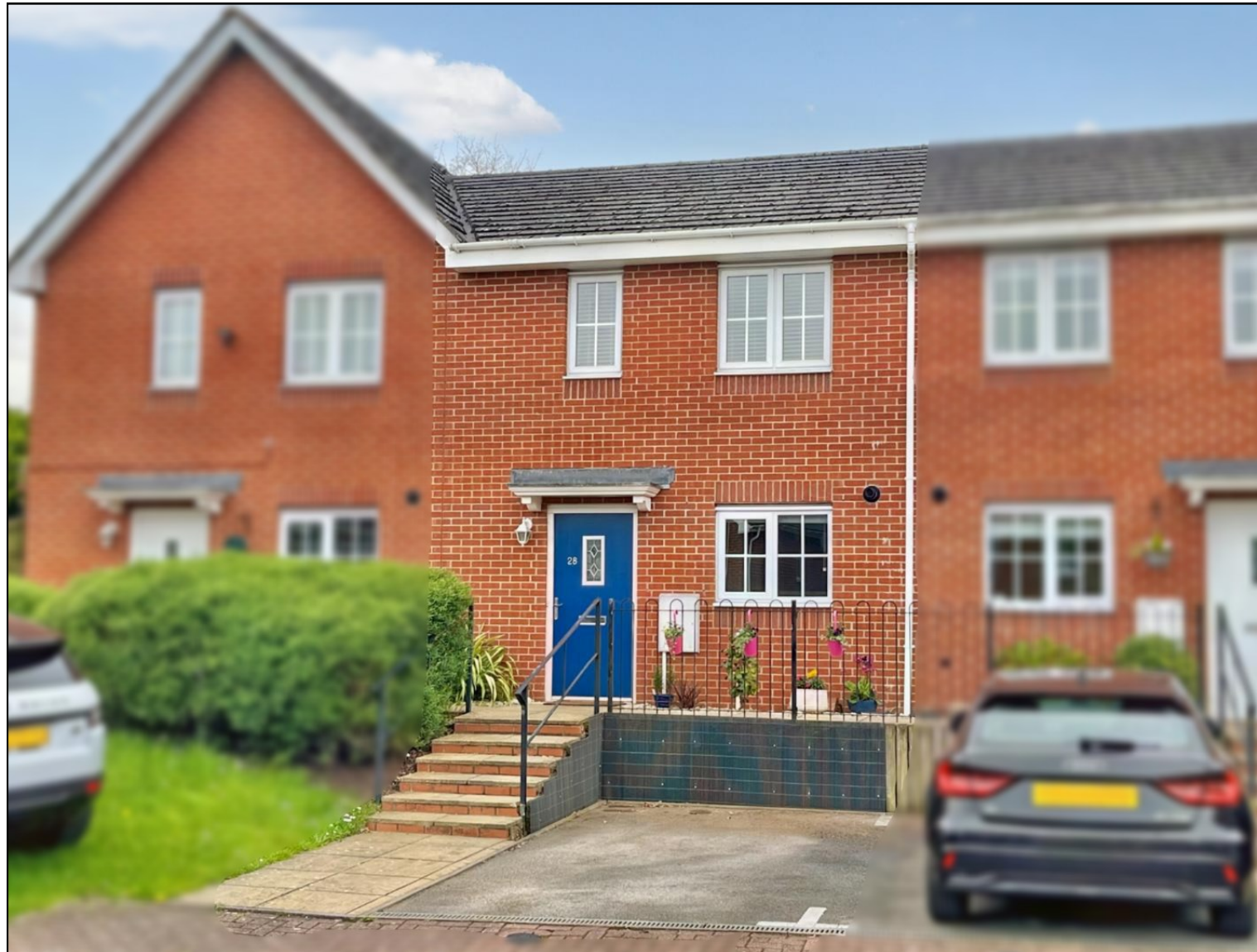


ACRES

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



- * Modern built, delightfully composed family home
- * Three double bedrooms
- * Well-appointed family bathroom
- * Reconfigured, fitted kitchen
- * Delightful rear lounge having space for dining
- * Guest cloakroom/WC & clever, fitted tumble dryer recess
- * Attractive and welcoming aspect to fore
- * Superb, landscaped rear garden
- * Allocated parking spaces
- * Set close to excellent commuter links



28 CAMPION GARDENS, ERDINGTON, B24 0HF ~ Offers in Region of £250,000

Vastly improved and offering excellent opportunity for personalisation, this well-presented, three bedroomed, mid terraced and modern-built, freehold family home occupies an enviable position set upon a popular & sought after estate in Erdington. Having been tastefully redecorated since its current owner's tenure, the home appeals attractively to all types of prospective purchasers and families with the added benefit of access to well-regarded schooling being placed locally. Local shopping amenities are found within walking distance with further comprehensive facilities just a short drive into Wylde Green, The Fort and Erdington. Transport links provide ease of commute to surrounding town and city centre locations, readily available bus services are obtainable on Chester Road and benefit from the Cross City Rail Line. Complimented by gas central heating and PVC double glazing, (both where specified), full boiler service history and secure, side gated parking boosts overall accommodation with the property currently briefly comprising: deep and welcoming entrance hall giving access into a stylish, fitted kitchen, doors open from the hall and lead into a guest cloakroom/WC having raised tumble dryer recess, and a rear family lounge with opportunity for dining. To the first floor, three double bedrooms are offered, the master having storage over stairs, a delightful family bathroom serves all rooms. Externally, paving leads into the accommodation with a single, allocated parking space to fore and a separate, further allocated space set behind secure gates to the side of the property; to the rear, a truly impressive landscaped & south facing, rear garden is provided with sleepers partitioning social spaces, access back into the property is provided via a PVC double glazed patio door into lounge/diner. To fully appreciate the accommodation on offer, its immense improvements and living proportions, we highly recommend internal inspection.

Set back from the road behind a paved path having a tarmac allocated parking space with further allocated space set behind secure gates to the side of the accommodation, access is gained into the property via a double glazed obscure and leaded door into:

DEEP AND WELCOMING ENTRANCE HALL: Having been converted to provide a study space underneath stairs, doors now lead to an imposing lounge having space for dining, guest cloakroom / WC with recess for tumble dryer, stairs off to first floor, radiator, access to:

FITTED KITCHEN: 9'10 x 8'0: PVC double glazed window to fore, matching wall and base units having recesses for washing machine, dishwasher and free-standing fridge / freezer, integrated oven, roll edged work surfaces having inset stainless steel sink drainer unit and a four ring gas hob having extractor canopy over, tiled splashbacks and a stainless steel splashback behind hobs, access is given back to entrance hall.

FAMILY LOUNGE WITH DINING SPACE: 15'4 x 11'11: PVC double glazed window to rear having patio doors to side, radiator, space for lounge suite and dining set, door back to entrance hall.

GUEST CLOAKROOM / WC: Suite comprising vanity wash hand basin and low level WC, recess over the WC gives access to a tumble dryer, ladder style radiator, tiled splashback, door back to hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 11'11 x 11'6: PVC double glazed windows to fore, a built-in cupboard has been removed to provide walk-in wardrobe space, doors lead to an over-stairs storage cupboard and single cupboard space, radiator, recess for door to landing.

BEDROOM TWO: 9'8 x 9'2: PVC double glazed window to rear, radiator, recess for door to landing.

BEDROOM THREE: 9'8 x 7'9: PVC double glazed window to rear, radiator, door to landing.

FAMILY BATHROOM: Suite comprising fitted bath having shower over and glazed splash screen to side, vanity low level WC and vanity wash hand basin, panelled splashbacks, ladder style radiator, door gives access back to landing.

REAR GARDEN: A landscaped rear garden is offered with attractive paving leading from the accommodation via patio doors, timber garden sleepers separate lawn and decking, rear timber gate provides access to the back of the accommodation for waste disposal, well-manicured shrubs and bushes are scattered throughout.



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)

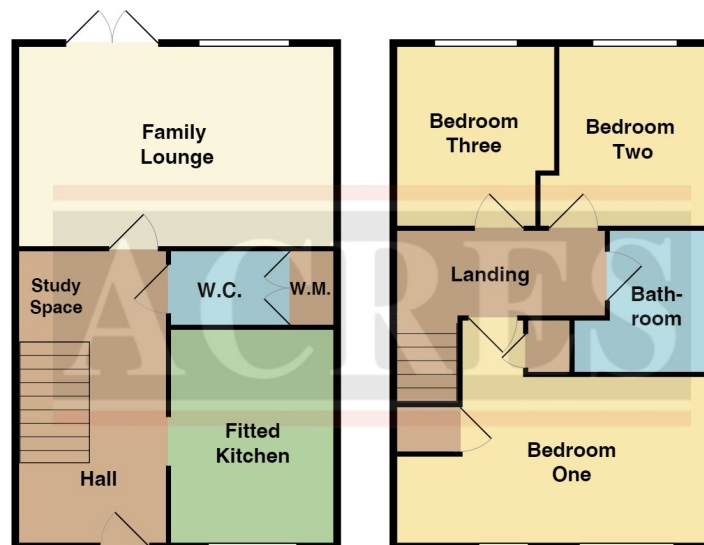
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Campion Gardens, B24 0HF



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		