

ACRES

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- * Traditional-built, semi detached family home
- * Three well proportioned bedrooms
- * Impressive family bathroom
- * Cosy and attractive family lounge having bay window
- * Sizeable, dining room through fitted kitchen
- * Delightful rear conservatory
- * Multivehicular tarmac drive to fore
- * Renewed rear patio offering immense opportunity for entertaining
- * Superb condition throughout
- * Set in an enviable, well regarded position.



41 ALLMAN ROAD, ERDINGTON, B24 9DY ~ Offers Over £300,000

Nestled in an enviable position of Erdington and boasting tasteful, modern and contemporary internal décor, this impressively proportioned, freehold, traditional-built semi detached family home offers unrivalled charm and attractiveness in this desirable location. Characterized by neutral tones and sleek finishes, many original features of the property's build have been retained and therefore boast classic high handle doors & stained glass windows, with a delightful twist of current trends. Falling close to well-regarded schooling for all ages, a short walk delivers daily essential shopping amenities and facilities, with further comprehensive retail obtainable in Wylde Green, The Fort and Sutton Coldfield. Readily available bus services are frequent upon Holly Lane and serve the immediate area, making commute into the city centre a breeze. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), viewing is essential to fully appreciate internal and external offerings, of which briefly comprise: Porch, entrance hall leading into a beautiful lounge having bay window to fore and a bioethanol fire, a further door leads from hall into a considerable, secondary family area/dining room advancing into a fitted family kitchen, sliding patio doors from the dining area give access to an appealing rear conservatory. To the first floor, three well proportioned bedrooms are offered, the master benefitting from bay window and fitted wardrobes with overhead storage and drawers, all rooms are serviced by a superb, family bathroom. Externally, a multivehicular drive leads to the accommodation having side access to garden; to the rear, renewed paved patio provides scope and opportunity for dining and leads to lawn, mature shrubs and bushes line the perimeters having a further patio area to the back of the garden. To fully acknowledge the conclusive offerings throughout the home, we highly recommend internal inspection.

Set back from the road behind a multi vehicular tarmac drive having mature shrubs and bushes to fore, access is gained into the accommodation via a PVC double glazed obscure door into:

PORCH: Stained glass and leaded windows to side, having a wooden door to centre, gives access into:

ENTRANCE HALL: Traditional doors radiate to lounge, dining room / kitchen and under stairs storage, radiator, stairs off to first floor.

LOUNGE: 14'5 x 11'6: PVC double glazed bay window to fore, bioethanol stove-effect fire, radiator, door back to hall.

FITTED BREAKFAST KITCHEN: 8'4 x 8'3: PVC double glazed windows to rear, matching wall and base units with integrated fridge / freezer, dishwasher and oven, recess for washing machine, edged work surfaces with four ring gas hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, access is given into:

DINING AREA: 12'1 x 9'1: Double glazed sliding patio doors lead to a rear conservatory, access is given into kitchen and door to hall, space for dining table or family lounging suite, an electric living-flame, log-effect fire having wooden surround, radiator.

REAR CONSERVATORY: 9'1 x 9'1: PVC double glazed windows and patio doors lead to rear garden.

STAIRS & LANDING: Stained glass windows lead to side of the accommodation, traditional doors lead to three bedrooms and a family bathroom.

BEDROOM ONE: 14'9 x 10'6: PVC double glazed bay window to fore, wood panelling behind bed, fitted wardrobes having overhead storage and drawers beneath, radiator, door back to landing.

BEDROOM TWO: 11'7 x 10'7: PVC double glazed window to rear, radiator, door back to landing.

BEDROOM THREE: 7'6 x 6'5: PVC double glazed window to fore, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure windows to side and to rear, suite comprising bath, pedestal wash hand basin and low level WC, ladder-style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Paved patio leads from the rear conservatory and offers multiple entertaining and socialising dining spaces, all areas lead to lawn, mature shrubs and bushes line the perimeter and again give access to further patio having space for dining.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



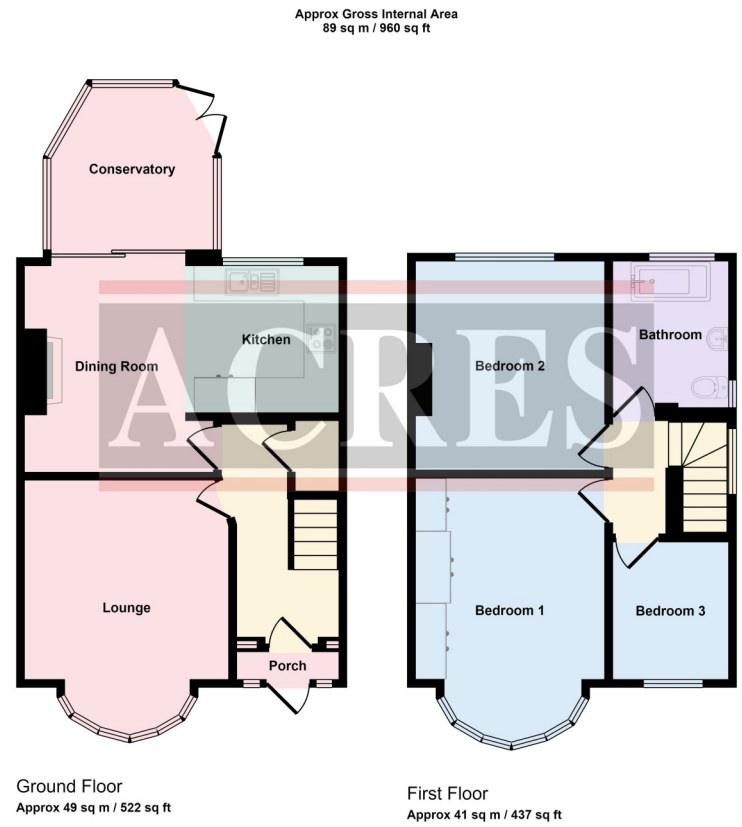
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



AWAITING EPC RATING

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.