ACRES
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- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- DRIVE WAY
- NO CHAIN
- THROUGH LOUNGE
- EXTENDED KITCHEN
- PRIME LOCATION
- CLOSE TO SCHOOLS AND AMMENITIES





FARRINGTON ROAD, ERDINGTON, B23 7HT - OFFERS OVER £255,000

This delightful, three-bedroomed, semi-detached family home in Erdington has been thoughtfully extended and converted, offering modern and stylish interiors that cater perfectly to growing families, first-time buyers, and downsizers alike. The home provides a warm and contemporary living space, ready to move into and enjoy. Positioned in a highly convenient location, excellent commuter links are within easy reach, including readily available bus services and the Cross City rail line at Erdington Station ensuring effortless access to Birmingham city centre and surrounding areas. A wealth of educational opportunities for all ages can be found nearby, serving the local community and making this an ideal family home. Additionally, residents can take advantage of the area's fantastic amenities including a local library, gymnasium and nearby parks, offering both recreational and lifestyle benefits. With its desirable location, modern design and practical layout, this property represents a fantastic opportunity for buyers seeking a and well-connected home. Benefitting from the provisions of gas central heating and pvc double glazing (both where specified), internal rooms currently briefly comprise: enclosed porch, through lounge, extended kitchen, conservatory to the first floor there are 3 good sized bedrooms and a family bathroom, we highly recommend internal inspection. Council tax band C

Paved driveway leading to

ENCLOSED PORCH: Pvc door to porch area, tiled, unit for electric meter and gas meter

HALLWAY: Light ceiling point, laminate flooring throughout, stairs to first floor landing, radiator, storage cupboard

THROUGH LOUNGE 28'11" into bay x 10'07": Two light ceiling points, bay window to front, two radiators, patio door to rear garden

EXTENDED KITCHEN 17'02" x 6'02": laminate flooring throughout, two light ceiling points, radiator, wall and base units, tiled splash backs, hardtops, space for washer and dryer, space for double oven,

LANDING: Light ceiling point, loft access which is insulated, radiator

BEDROOM ONE 15'01" x 10'03": Light ceiling point, bay window to front, radiator

BEDROOM TWO 12'00 x 8'10": Light ceiling point, radiator, window to rear, storage cupboards

BEDROOM THREE: Light ceiling point, radiator, window to rear

BATHROOM 07'06" x 6'05": Toilet with back basin, free standing sink, bath tub with shower, light ceiling point, storage cupboard where boiler is located, tiled

GARDEN: Paved area, stairs leading to grass area, garden shed











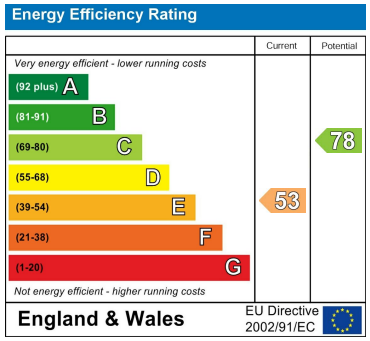

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

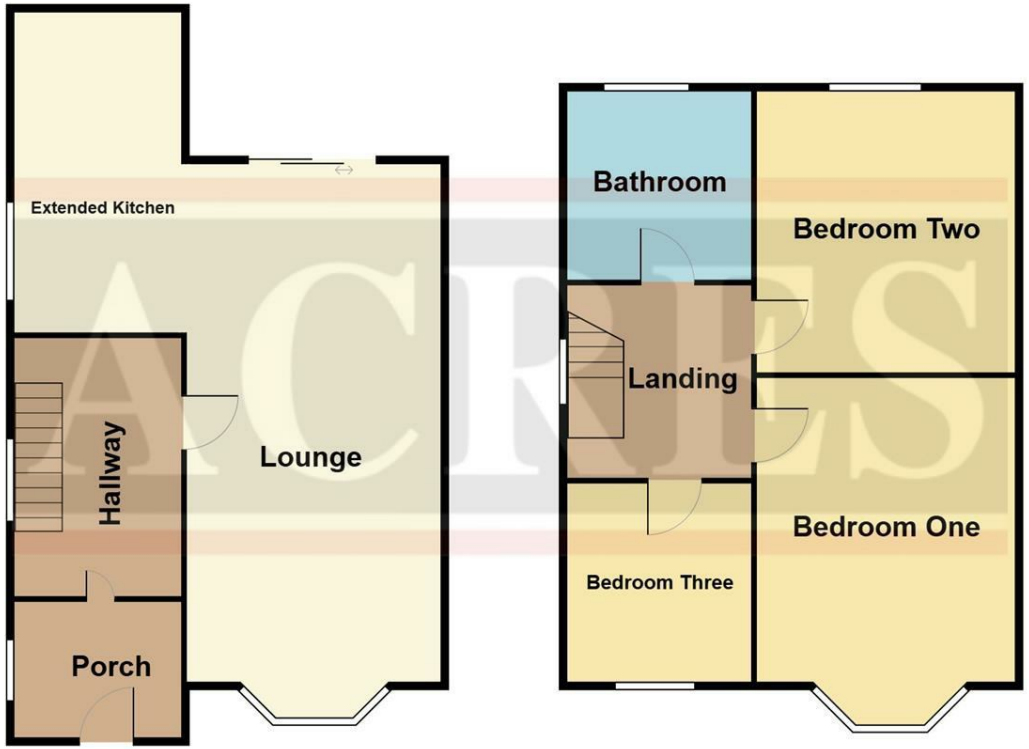
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101







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.