ACRES

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



- *NO ONWARD CHAIN*
- Four superb bedrooms
- Master with en-suite shower room
- Well appointed family bathroom
- Spacious lounge with separate dining
- Enlarged fitted breakfast kitchen
- Converted garage offering varying use
- Guest cloakroom/w.c.
- Multivehicle drive to fore
- Private and mature rear garden





TYBURN ROAD, ERDINGTON, B24 0TF - OFFERS AROUND £395,000

FREEHOLD Occupying a superb position in Erdington, this conclusively modernised and immaculately presented four-bedroom detached family home offers exceptional internal proportions, versatile living and contemporary comforts throughout. Thoughtfully extended to create an ideal home for growing families, the property combines stylish interiors with generous living spaces, all within convenient walking distance of a host of local amenities. Daily essential shopping facilities, readily available bus services and well-regarded schooling are all close at hand, making this an excellent choice for families seeking convenience The property is freehold and further benefits from gas central heating and PVC double glazing, both where specified. Internally, the home begins with a welcoming porch leading into a particularly deep entrance hall. A delightful fitted breakfast kitchen provides a superb space for everyday family life, whilst the impressive, sun-soaked lounge offers an inviting setting in which to relax, with double doors opening through to a separate rear dining room, ideal for entertaining and family gatherings. A guest cloakroom/WC adds further practicality, whilst the converted garage now provides versatile additional living space, perfectly suited to a home office, playroom, snug or hobby room, depending on individual requirements. To the first floor are four impressively proportioned bedrooms, offering excellent flexibility for families and those requiring additional space. The master bedroom enjoys the added benefit of an en-suite shower room, whilst a family bathroom serves the remaining bedrooms and completes the internal accommodation. Externally, the property is approached via a multi-vehicle driveway, providing ample off-road parking. Side access leads to the rear garden, where a combination of patio and lawn creates an attractive outdoor space for relaxing. To fully appreciate the home on offer, we highly recommend internal inspection. EPC rating D.

Set back from the road behind a multi vehicle drive, access is gained into the accommodation via a PVC double glazed door with windows to side into:

PORCH: Initial entrance carpet is provided, access is gained into the home via a PVC double glazed obscure door into:

ENTRANCE HALL: Door to guest cloakroom / WC, family room and lounge, glazed door to kitchen, radiator, stairs off to first floor.

FITTED BREAKFAST KITCHEN: 17'09 x 8'04: PVC double glazed windows to fore and to side, obscure door opens to side access, contrasting wall and base units with recesses for American-style fridge / freezer, washing machine and dryer, integral dishwasher, space for Rangemaster-style gas Aga, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, breakfast bar is provided, glazed door back to entrance hall.

FAMILY LOUNGE: 14'08 x 10'06 (into bay) max: PVC double glazed bay window to rear, space for complete lounge suite, gas coal-effect fire set upon a granite hearth having matching surround and period mantel over, radiator, door back to entrance hall, glazed double doors open to:

DINING ROOM: 8'04 x 6'05: PVC double glazed French doors open to rear garden, space for dining table and chairs, radiator, glazed doors back to lounge.

GUEST CLOAKROOM / WC: Suite comprising low level WC and vanity wash hand basin, tiled splashbacks, radiator, door back to entrance hall.

FAMILY ROOM: 15'06 x 7'06: PVC double glazed window to fore, space for complete family suite or further varying uses, radiator, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: New stair carpet is provided, doors open to four bedrooms, a family bathroom and airing cupboard.

BEDROOM ONE: 12'00 x 11'07 max / 9'02 min: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobe, radiator, door to landing and to:
ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising shower with glazed splash screen doors, vanity wash hand basin and low level WC, radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 13'01 x 7'07: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 10'08 x 7'08: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 9'04 x 8'05: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen door, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, timber fencing lines and privatises the property's border with access being given back into the home via doors to dining room and to kitchen.











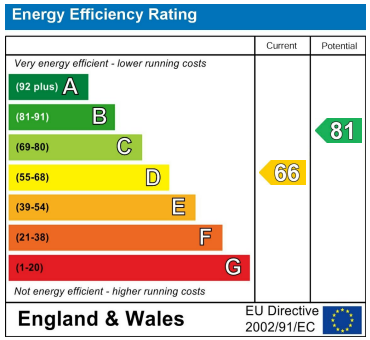

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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)

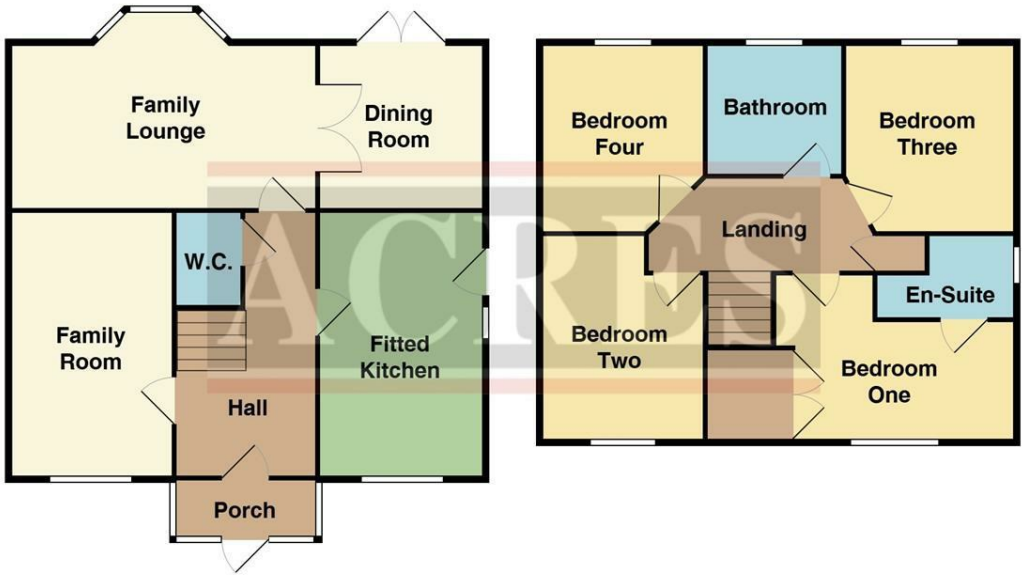
COUNCIL TAX BAND : D COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 313 2888





Tyburn Road, B24 0TF



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

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.