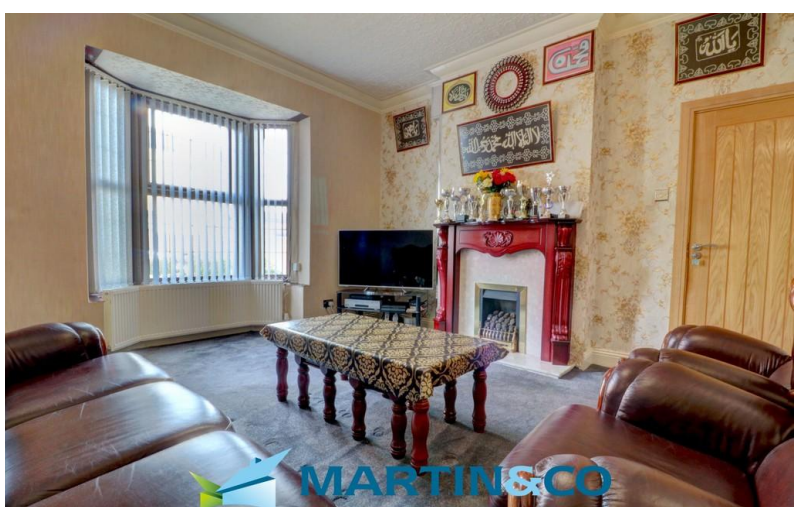


FOR SALE



Anchorage Road, Erdington

5 Bedrooms, 2 Bathroom, 5 Bedroom End Terraced House

Offers In Excess Of £325,000

MARTIN&CO



- EXCEPTIONAL TRADITIONAL TERRACE
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN, UTILITY AND STORAGE ROOM
- GROUND AND FIRST FLOOR BATHROOMS

- EPC RATING E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	

Martin & Co are pleased to bring to market this exceptional, spacious five bedroom end terraced property in Erdington. The location allows easy access to all local amenities as well as affording a short commute into Birmingham City Centre. Access to the wider road network is via the nearby M6. Gravelly Hill Railway Station is also within easy reach.

Spread over three floors the accommodation comprises porch/hall, lounge, sitting room, family room, kitchen, utility, ground floor bathroom, store room, five generous bedrooms and a first floor bathroom. Further benefits include large garage, paved patio area to the fore, double glazing and central heating. EPC Rating E. The property is freehold. Call Martin and Co on 0121 321 6090 in order to arrange a viewing of this truly one off property.

PORCH/HALL With stairs rising to the first floor and doors off to;

LOUNGE 13' 3" exc bay x 12' 0" exc bay (4.04m x 3.66m) With two central heating radiators and double glazed bay windows to the front and side.

SITTING ROOM 13' 3" exc bay x 12' 11" max (4.04m x 3.94m) With built-in cupboard, central heating radiator, double glazed bay window to the front and door to;

FAMILY ROOM 22' 9" max x 14' 3" max (6.93m x 4.34m) A great family room or entertainment space with two central heating radiators, double glazed windows to



the side and front, double glazed door to side and door to;

KITCHEN Having a range of eye and base level units with work surface over incorporating single drainer sink unit, part tiled walls, tiled floor, central heating radiator and door to;

UTILITY With tiled walls, tiled floor, central heating radiator, double glazed window to the front, part frosted double glazed door to the front and door to;

BATHROOM Having a suite comprising bath with built-in shower over, low flush w.c, pedestal wash hand basin, heated towel rail, tiled floor, tiled walls, frosted double glazed window to the front and door to;

STORAGE ROOM 123' 9" x 10' 11" (37.72m x 3.33m) With eye level units, central heating radiator, double glazed window to the front and door to the front.

LANDING With double glazed window to the front, two central heating radiators, stairs rising to second floor and doors of to;

BEDROOM ONE 13' 3" max x 12' 1" exc bay (4.04m x 3.68m) With two central heating radiators, two double glazed windows to front and double glazed bay window to side.



BEDROOM TWO 10' 4" x 10' 0" (3.15m x 3.05m) With central heating radiator and two double glazed windows to the front.

BEDROOM THREE 11' 5" x 10' 2" (3.48m x 3.1m) With central heating radiator and double glazed window to the side.

BATHROOM Having a suite comprising bath with built-in shower over, low flush w.c, wash hand basin, tiled walls, tiled floor, central heating radiator, double glazed window to the front and built-in storage cupboard.

SECOND FLOOR LANDING With doors off to;

BEDROOM FOUR 13' 1" max x 9' 0" into sloping roof (3.99m x 2.74m) With central heating radiator and double glazed window to the front.

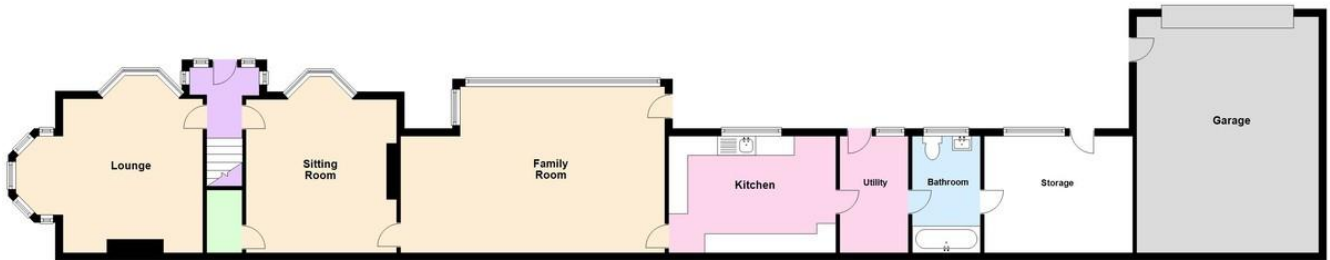
BEDROOM FIVE 13' 1" x 8' 1" into sloping roof (3.99m x 2.46m) With central heating radiator and double glazed window to the front.

OUTSIDE To the fore is a paved area with door to;

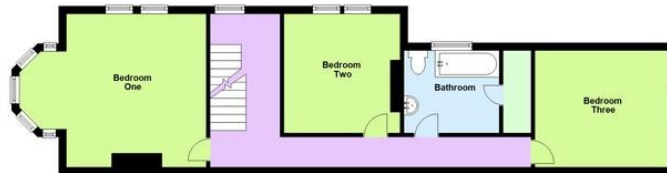
GARAGE 20' 4" x 15' 8" (6.2m x 4.78m) With door to side and shutter style door to the front (Please check, prior to making an offer and agreeing to purchase, that any garage or other facility described is suitable for



Ground Floor



First Floor



Second Floor



This plan is for illustrative purposes only and may not be to scale.
Plan produced using PlanUp.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.