

# ACRES

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- EXTENDED SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- OPEN PLANE LIVING ROOM / DINER
- MODERN FITTED KITCHEN
- LARGE SEPARATE UTILITY ROOM
- CONSERVATORY
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- HIGH STANDARD THROUGHOUT



**DELAMERE DRIVE, WALSALL, WS5 4TB - OFFERS OVER £250,000**



It is an honour to offer for sale this wonderful semi detached property located on this very desirable residential finished to a fantastic standard throughout! Close to all local amenities. This incredibly spacious and well presented family home benefits from double glazing and electric heating (both where specified). The interiors include; welcoming hallway, open plan lounge / diner to rear leading into conservatory and fitted kitchen / diner to front along with separate utility room! To the first floor are three good sized bedrooms (master bedroom with en suite shower room) and a modern family bathroom. Outside is a fore driveway offering parking space for multiple cars and lawn to side with potential for double storey extension (STPP). To the rear is the perfect complement with a stunning rear garden, patio to fore leading to large lawn and door into extended store room! HURRY BEFORE YOU'RE TOO LATE – IDEAL FIRST TIME BUY!

Accessed via block paved driveway allowing off road parking to front for multiple cars along with door leading into;

HALLWAY: 2'8 x 9'8: A light and airy hallway with electric radiator and doors into;

OPEN PLAN LOUNGE/DINER: 18'3 max, 10'3 min x 13'9 max, 8'4 min: A great size open plan living / dining area with fire surround and fire, electric radiator, stairs to first floor, dining area with double glazed double doors into conservatory and double glazed window to rear.

FITTED KITCHEN: 7'4 x 15'10: A modern open plan fitted kitchen / diner with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to front, integrated oven, electric hob with extractor hood over, tiling to splashback and electric radiator along with dining space.

UTILITY ROOM: 7'1 x 10'5: A great additional space fitted with a range of wall and base units, sink and drainer under double glazed window to front, space and plumbing for washing machine and dishwasher, space for tumble dryer and space for fridge freezer.

CONSERVATORY: 9'8 x 10'2: A great additional space with double glazed windows and double glazed double doors to rear.

LANDING: 5'8 max, 2'7 min x 7'9 max, 2'6 min: A light and airy landing with access into loft and doors into;

BEDROOM ONE: 11'5 max, 9'2 min x 10'8: A great size double bedroom with double glazed window to front and electric radiator along with door leading into;

ENSUITE: 6'3 x 6'8: A modern re-fitted suite to include; walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C, tiling to walls, ladder styled radiator and double glazed window to front.

BEDROOM TWO: 9'3 x 10'5: A further good size double bedroom with double glazed window to rear and electric radiator.

BEDROOM THREE: 8'6 x 7'5: A final spacious single bedroom with double glazed window to rear.

BATHROOM: A modern fitted suite with stand alone bath, shower attachment, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to side.

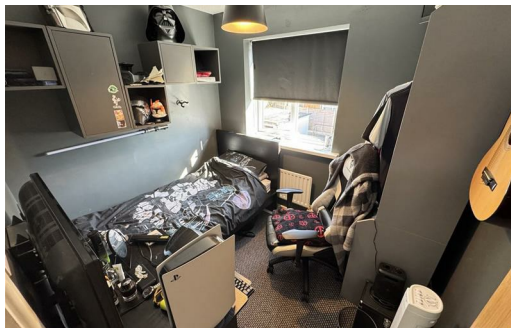
REAR GARDEN: A good size garden with paved patio area and lawn with fencing to borders along with access into large brick built store room.

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

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C

VIEWING: Recommended via Acres on 0121 358 6222.

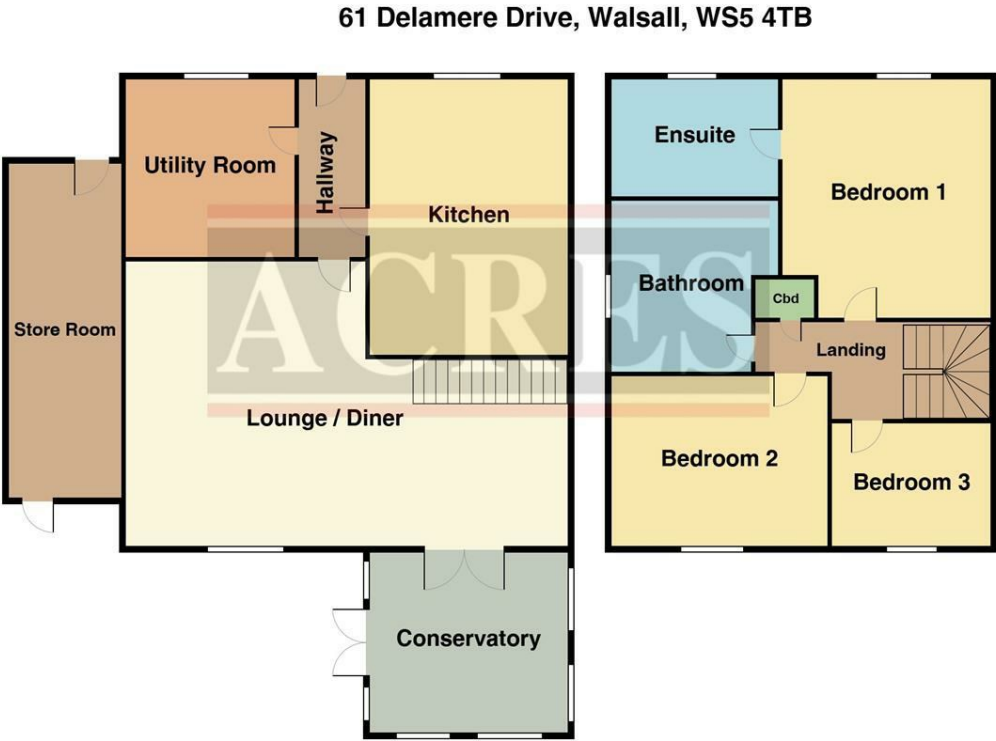
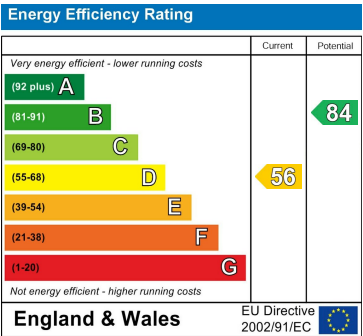




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**COUNCIL TAX :** C

**VIEWING:** Highly recommended via Acres on 0121 358 6222



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.