

ACRES

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



- Excellent opportunity presented
- Three good-sized bedrooms
- Well-appointed shower room
- Spacious entrance hall
- Considerable lounge through dining area
- Fitted breakfast kitchen with guests WC
- Imposing south-facing rear garden and single garage
- Paved drive to fore
- Sought-after central position
- Scope for extension and re-development (STPP)



73 SPRINGFIELD CRESCENT, WALMLEY, B76 2ST ~ Offers Over £300,000

A truly exciting opportunity presents itself within this traditional-built, semi-detached, freehold family home, having three good-sized bedrooms and set close to well-regarded schooling. Local shopping facilities are accessible via a short drive to surrounding towns and city centre locations. Essential amenities can be sought on foot. Readily available bus services are offered on Springfield Road, and provide further ease of commute. Complimented by double glazing (where specified), the property benefits from excellent scope for redevelopment, conversion and extension to offer a bespoke living accommodation, subject to the necessary planning permissions. Currently, the property briefly comprises: Porch, entrance hall, spacious lounge through dining area with bay window to fore, and an appealing fitted breakfast kitchen with under-stairs WC. To the first floor are three well-proportioned bedrooms, all serviced by a recently modernised shower room. Externally, a paved drive with lawn to side is set behind a purpose-built brick wall, also giving access to a shared driveway leading to the side of the accommodation. To the rear, an immediate patio radiates from the lounge and kitchen to give access to a mature, well-tended lawn; shrubs and bushes line the extensive garden. To fully appreciate the accommodation on offer, we highly recommend internal inspection. Council Tax Band C, EPC Rating F

Set back from the road behind a purpose-built brick wall, with lawn and gravel drive to side, access is gained into the accommodation via a PVC double glazed French door into:

PORCH: Further internal obscure glazed door with windows to side gives access into:

ENTRANCE HALL: Sliding doors open to kitchen and family lounge / dining room, under stairs storage and stairs off to first floor

SIZEABLE FAMILY LOUNGE / DINING ROOM: 24'3 (into bay) x 21'4 (max) / 11'7 (min): PVC double glazed bay window to fore, sliding doors open to rear, gas fire set on a tiled hearth with matching surround, sliding door opens to hall

EXTENDED FITTED KITCHEN: 14'7 x 7'6 (max) / 4'10 (min): PVC double glazed window to rear with door to side, matching wall and base units with recesses for cooker, washing machine and fridge / freezer, roll edged work surfaces with stainless steel sink drainer unit, access to hall and door opens to:

GUEST WC: Obscure glazed window to side, suite comprising low level WC, and corner wash hand basin, tiled splashbacks, door back into kitchen

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms and a well-appointed shower room

BEDROOM ONE: 13'3 (into bay) x 11'7 (max) / 10'10 (min): PVC double glazed bay window to fore, fitted wardrobe, door to landing

BEDROOM TWO: 11'7 x 10'1: PVC double glazed window to rear, door to landing

BEDROOM THREE: 7'10 x 7'7: PVC double glazed window to fore, built-in storage over stairs, door to landing

WELL-APPOINTED SHOWER ROOM: 7'9 x 5'6: PVC double glazed obscure window to rear, suite comprising step-in shower cubicle with glazed screen to side, vanity wash hand basin and low level WC, access to airing cupboard, tiled splashbacks and floors

REAR GARDEN: A substantial lawned rear garden, having mature shrubs and bushes to sides; access is given back into the accommodation via a PVC door into kitchen and sliding doors into lounge

GARAGE: **(Please check the suitability for your own vehicle use)**



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



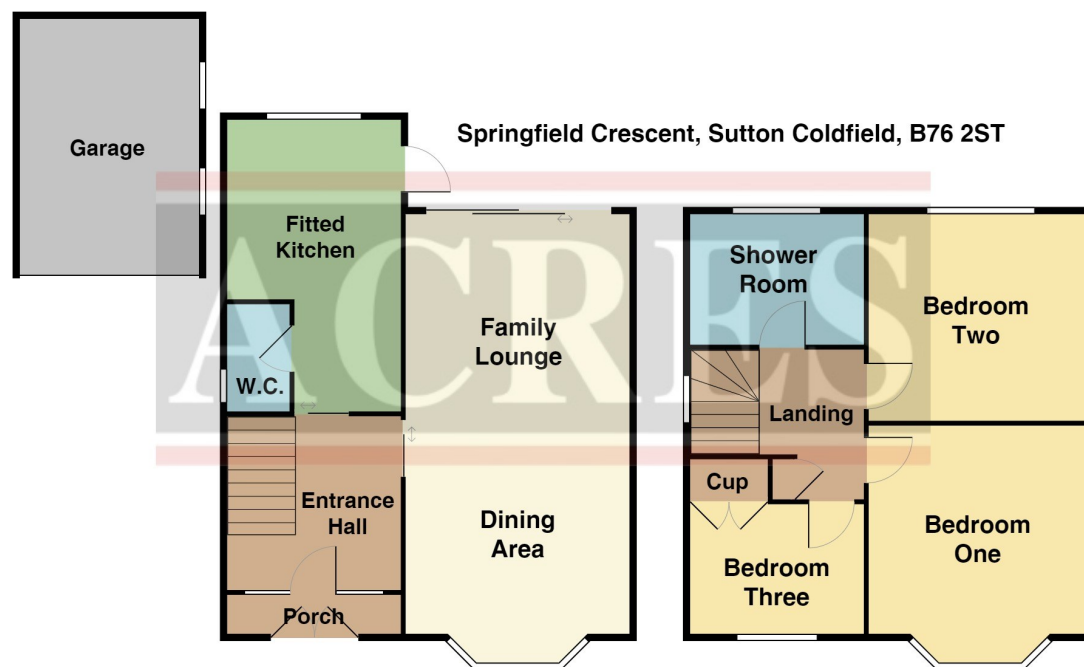
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any part, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

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