

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Impressively proportioned, mid-terraced family home
- \* Three imposing bedrooms to the first floor
- \* Well-appointed family bathroom
- \* Spacious lounge having bow window
- \* Considerable fitted breakfast kitchen through dining area
- \* Attractive rear conservatory
- \* Block paved drive to fore
- \* Well-tended rear garden with lawn
- \* Opportunity for personalisation
- \* No upward chain



***3A, DYCE CLOSE, CASTLE VALE, B35 6JX ~ Offers around £210,000***

Enviably located upon a popular, sought after estate in Castle Vale, this deceptively well-proportioned, freehold, terraced family home offers impressive opportunity for prospective purchasers to have a personal touch implemented through updated interior décor. Generous living proportions together with contemporary decoration means an immediate move-in is achievable and further benefits from no upward chain. Local schooling for all ages, shopping amenities and public parks are all on the property's doorstep or obtainable within a short walk, further comprehensive shopping can be accessed through a short drive into Minworth and The Fort, commuter links through readily available bus services and motorways, all fall within close proximity. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), scope within the property is incredible and will make another very happy, family home. Currently the accommodation briefly comprises: entrance hall, spacious lounge with bow window to fore, access is given directly into a dining room having a fitted breakfast kitchen off and understairs storage, French doors open to a rear conservatory. To the first floor, three imposing bedrooms are on offer, the master boasting opportunity for a full bedroom suite, all rooms are serviced by a family bathroom. Further access from the landing of the first floor is given into a loft through a loft ladder. Externally, a block paved drive gives access into the accommodation and to the rear, a paved patio advances to lawn having coal shed to side. To fully appreciate the home on offer, we highly recommend internal inspection.

Set back from the road behind a block paved drive, access is gained into the accommodation via a PVC double glazed obscure door giving access into:

**ENTRANCE HALL:**

Doors open to lounge and storage area, PVC double glazed obscure window to side, radiator.

**LOUNGE: 14' 9 x 12'10:**

PVC double glazed bow window to fore, electric coal-effect fire having living-flame behind, set on a granite-style hearth having matching surround and wooden mantel over, laminated flooring having inset carpet, door gives access to entrance hall and access is given into:

**FITTED BREAKFAST KITCHEN THROUGH DINING AREA: 16'2 x 11'1:**

PVC double glazed windows and French doors leading into rear conservatory, matching wall and base units with integrated fridge / freezer and oven, recess for washing machine, roll edged work surfaces with four ring gas hob having extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks, glazed eye-level units, door to under stairs storage / pantry area, radiator, laminate flooring with inset carpet, access is given back to lounge.

**REAR CONSERVATORY: 14'11 x 8'1:**

PVC double glazed windows and doors lead to rear garden, laminate flooring, radiator, double doors give access back into dining room.

**STAIRS & LANDING:**

Doors open to three bedrooms, family bathroom and airing cupboard, access to loft space is given via loft ladders.

**BEDROOM ONE: 14'11 x 8'10:**

PVC double glazed window to fore, space for double bed and complimenting suite, radiator, laminate flooring and inset carpet, door to landing.

**BEDROOM TWO: 11'11 x 8'7:**

PVC double glazed window to rear, radiator, space for double bed and complimenting suite, door to cupboard and door to landing.

**BEDROOM THREE: 9'10 x 7'1 (max) / 6'9 (min):**

PVC double glazed window to fore, radiator, access to over stairs storage, radiator, laminate flooring with inset carpet, door to landing.

**FAMILY BATHROOM:**

PVC double glazed obscure window to rear, suite comprising bath, low level WC and pedestal wash hand basin, radiator, tiled splashbacks and wooden panelling, door to landing.

**REAR GARDEN:**

Paved patio gives access to coal store, lawn with mature shrubs and bushes lining the perimeter, with a rear gate giving access to a shared area, access is gained back into the accommodation via PVC double glazed patio doors into rear conservatory.



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 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.

**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)

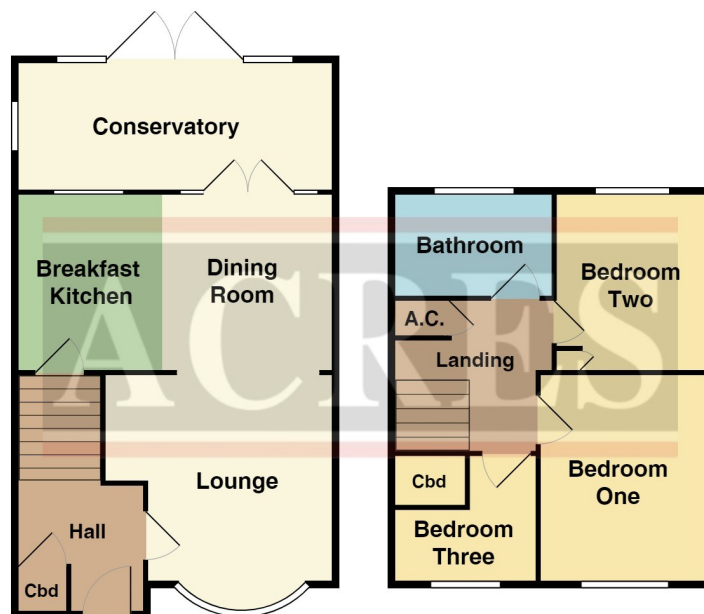
**COUNCIL TAX BAND:** A

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888



Dyce Close, Castle Vale, B35 6JX



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	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.