

ACRES

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



- * Three bedroomed, mid terraced family home
- * Well appointed family bathroom
- * Imposing family lounge having bow window to fore
- * Sizeable, fitted breakfast kitchen with dining space
- * Deep and welcoming entrance hall
- * Deceptively spacious from its initial exterior aspect
- * Low maintenance, private rear garden
- * Beautifully composed and maintained
- * No onward chain
- * Excellent, discreet location



61 HAUNCHWOOD DRIVE, WALMLEY, B76 1JR ~ Offers around £220,000

Occupying a quiet, tucked away and discreet position of Walmley, this impressively well-maintained and beautifully composed, three bedroomed, mid terraced and freehold family home is placed enviably within walking distance to excellent educational opportunities for all ages and boasts no upward chain. Just a stone's throw from a bustling Walmley high street, local amenities are offered together with socialising opportunities through one of the many eateries via public houses, cafes and takeaways, further comprehensive shopping can be obtained in Minworth, Wylde Green and Sutton Coldfield. Readily available bus services are obtainable on Eachelhurst road, providing ease of commute to surrounding city centre locations, an imposing public park and golf course are also found on the main road. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), scope for potential modernisation but certainly personalisation is offered for prospective purchasers, making the home an excellent purchase. Briefly comprising: Deep and welcoming entrance hall, doors to cloaks storage, and an imposing family lounge with bow window to fore, access is given into a delightful fitted breakfast kitchen with space for dining. To the first floor, three well-proportioned bedrooms are offered with the master benefitting from fitted wardrobes and a complimenting, matching bedroom suite, all rooms are serviced by an attractive family bathroom. Externally, a tarmac drive having prominent lawn to side leads to the accommodation, parking is provided, to the rear, paved patio advances to coal store, mature trees line the perimeter. To fully appreciate the accommodation on offer and the possibility for change and personalisation, we highly recommend internal inspection.

Set back from the road behind a tarmac path, access is gained into the accommodation via a PVC double glazed door into:

DEEP & WELCOMING ENTRANCE HALL: an internal, obscure glazed door opens to further hall and to a family lounge, unglazed door leads to storage, access to understairs space and access to fitted breakfast kitchen through dining space, radiator, stairs to first floor.

FAMILY LOUNGE: 11'10" x 11'01": PVC double glazed, leaded bow window to fore, electric stove-effect fire set on a granite hearth having matching surround and contrasting mantle over, radiator, obscure door leads back to hall.

FITTED BREAKFAST KITCHEN THROUGH DINING: 15'08" x 10'06" (max) / 8'10" (min): PVC double glazed, leaded window and door to rear garden, matching wall and base units with recesses for freestanding fridge/freezer, oven and washing machine, roll edged work surfaces with stainless steel sink drainer unit, tiled splashbacks and flooring, radiator, space for dining table, access back to hall.

STAIRS & LANDING: Doors open to three bedrooms, family bathroom and airing cupboard.

BEDROOM ONE: 11'02" x 8'02" (to wardrobes): PVC double glazed, leaded window to fore, fitted wardrobes having side, corner dressing area and matching bedside tables, radiator, door to landing.

BEDROOM TWO: 14'03 x 6'11": PVC double glazed, leaded window to fore, radiator, door to landing.

BEDROOM THREE: 9'11" x 6'11": PVC double glazed leaded window to rear, built-in wardrobes, radiator, door to landing.

BATHROOM: PVC double glazed obscure, leaded window to rear, suite comprising bath, pedestal wash hand basin and low level WC, radiator, tiled splashback, door to landing.

REAR GARDEN: Paved patio leads from kitchen/dining and advances to a coal shed, trees line the rear of the garden.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

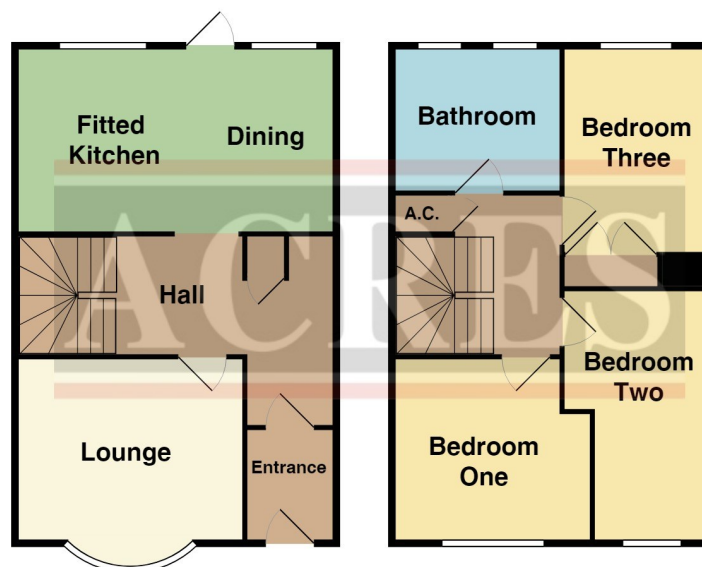


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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:** B
- FIXTURES & FITTINGS:** As per sales details.
- VIEWING:** Recommended via Acres on 0121 313 2888



Haunchwood Drive, Sutton Coldfield, B76 1JR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	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.