

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Detached, three double bed roomed family home
- * Ensuite shower room to master
- * All bedrooms benefitting from fitted wardrobes
- * Family shower room
- * Considerable lounge through dining room
- * Fitted kitchen
- * Guest cloakroom/WC & entrance hall
- * Multivehicular block paved drive to fore
- * Delightful, private rear garden
- * Excellent scope for redevelopment



25 SALISBURY GROVE, SUTTON COLDFIELD, B72 1XY ~ Offers around £425,000

Beautifully positioned on a popular, sought-after, prime and central estate in Sutton Coldfield, this delightfully presented, three double bedroomed and freehold, detached family home offers opportunity for redevelopment, conversion and extension, subject to the necessary planning permissions. Excellent educational opportunities fall within walking distance to the property's position, with readily available bus services obtainable on Penns Lane and therefore provide ease of commute to surrounding towns and city centre locations including Birmingham, Wylde Green and Walmley. Comprehensive shopping facilities are obtainable in these locations, with further daily essentials being offered through a short walk. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), the home has been superbly maintained during its tenure and is befitting of its position in Sutton Coldfield, testament to the vendors' care and proactiveness, currently internal offerings briefly comprise: Deep and welcoming entrance hall, doors open to a guest cloakroom/WC, fitted kitchen and an imposing lounge having access to a rear dining room. To the first floor, three double bedrooms are offered with all offering fitted wardrobes, the master boasts ensuite shower room, all other bedrooms are serviced by a recently renewed, family shower room. Externally, a multivehicular block paved drive leads to the accommodation and to a single garage, to the rear, delightful patio advances to well manicured lawns, mature shrubs and bushes privatise the perimeter. To fully appreciate the accommodation on offer, its opportunity for extension, conversion and redevelopment (stpp), therefore full personalisation, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a multi vehicular block paved drive with lawn to side, housing a mature, well-maintained tree, access is gained into the accommodation via a PVC double glazed obscure door with window to side, into:

DEEP & WELCOMING ENTRANCE HALL: Internal doors open to a guest cloakroom / WC, family lounge and fitted breakfast kitchen, radiator, stairs off to first floor.

FAMILY LOUNGE: 26'5 (through dining room) x 15'2 (max) / 12'2 (min): PVC double glazed window to fore, gas living-flame, coal-effect fire set on a granite hearth having matching surround and wooden period mantel over, radiator, door to hall and access is given to:

DINING ROOM: 9'8 x 9'7: PVC double glazed patio doors lead to rear garden, radiator, access is given back to lounge.

FITTED KITCHEN: 13'1 x 9'8: PVC double glazed windows and door lead to rear patio, matching wall and base units with integrated washing machine, dishwasher, fridge / freezer and oven with grill and microwave over, edged work surfaces with four ring gas hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks and flooring, radiator, door to under stairs storage and door back to hall.

GUEST CLOAKROOM / W.C: PVC double glazed obscure window to fore, low level WC, floating wash hand basin, radiator, tiled splashbacks, door to hall.

STAIRS & LANDING: PVC double glazed obscure window to side, doors radiate to three bedrooms, shower room and storage.

BEDROOM ONE: 12'0 x 10'0: PVC double glazed window to rear, built-in wardrobes with complimenting dressing table and bedside tables having overhead units, radiator, door to landing and to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising step-in shower with glazed splash screen to side, vanity low level WC and wash hand basin, ladder style radiator, tiled splashbacks and flooring, door to bedroom.

BEDROOM TWO: 11'1 x 11'1 (max into door recess) / 8'10 (min): PVC double glazed window to fore, built-in wardrobes with complimenting dressing unit and bedside tables, radiator, recess for door to landing.

BEDROOM THREE: 10'7 x 8'5: PVC double glazed window to fore, wardrobe units with desk to side and overhead units, radiator, door to landing.

SHOWER ROOM: PVC double glazed obscure window to side, suite comprising walk-in shower with folding splash screen to side, vanity wash hand basin and low level WC, ladder style radiator, panelled and tiled splashbacks, door back to landing.

REAR GARDEN: Paved patio leads from dining room and kitchen and advances to lawn, mature, well-maintained bushes and conifers line the perimeter and privatise the rear garden, access is given down to the side of the property into:

GARAGE: 16'10 x 8'3:(Please check the suitability for your own vehicle use) Up and over garage door to fore, access to water and to electric.



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)

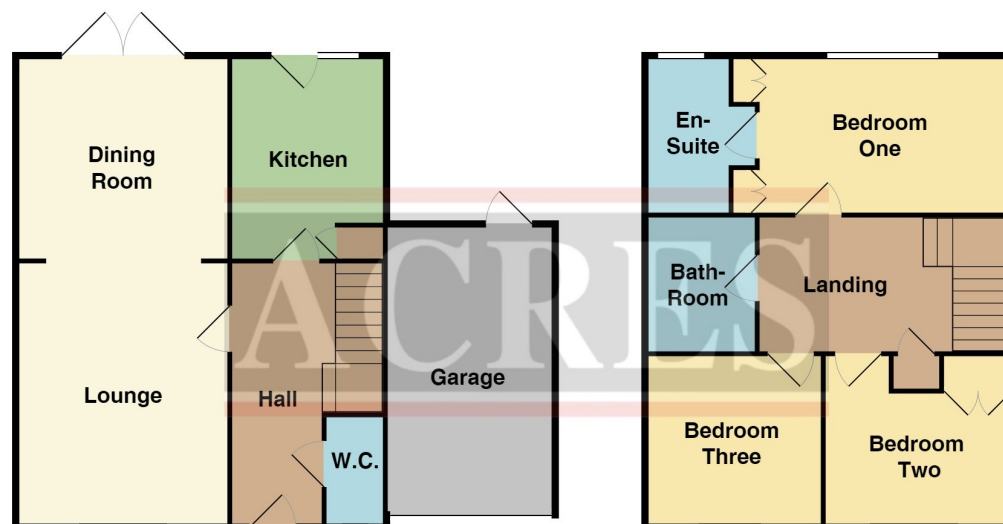
COUNCIL TAX BAND: E

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Salisbury Grove, Sutton Coldfield, B72 1XY



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		