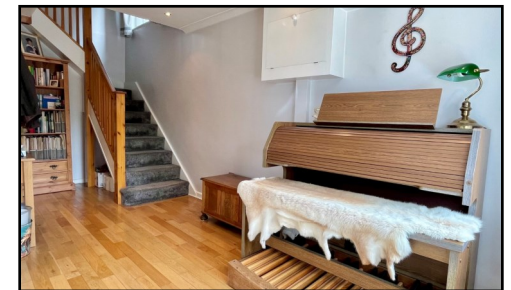


# ACRES

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



- \* Beautifully presented and extended, three bedroomed semi detached
- \* Superb, fully comprehensive family bathroom
- \* Attractive lounge having bow window to fore
- \* Sizeable fitted breakfast kitchen through dining space
- \* Appealing rear conservatory
- \* Deep & welcoming entrance hall
- \* Multivehicular block paved drive to fore
- \* Delightful, landscaped rear garden with work shop
- \* Placed enviably close to parks, schooling & amenities
- \* Sought-after, central position



***35 PRESTON AVENUE, NEW HALL, B76 1HS ~ Offers Over £370,000***

Gloriously composed and offering modern, sleek and stylish decoration throughout, this impressively proportioned, three bedroomed, freehold and extended, semi detached family home offers an enviable position soaked in natural light. Having been previously converted to compose extended living space, neutral yet attractive colour schemes ensure opportunity for immediate move into the accommodation upon suitable sale & completion. Access to green open spaces is available directly adjacent to the home's front door, allowing for recreation, sport and activity for all ages, further access is provided to Newhall Country Valley and Park. Local shopping amenities and facilities are placed ideally surrounding the property's position, further comprehensive shopping can be obtained via a short drive into Walmley, Sutton Coldfield and Wyld Green. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), the home currently briefly comprises: an extended, deep and welcoming entrance hall having space for storage and further furniture, an appealing family lounge, imposing fitted breakfast kitchen through dining space which utilises clever recessed spaces for electrical goods, access leads off the dining area to a rear conservatory. To the first floor, three well-proportioned bedrooms are offered with the master and second benefitting from fitted wardrobes, all bedrooms are serviced by a superb, fully comprehensive bathroom. Externally, a most delightful multivehicular block paved drive is provided, to the rear, landscaping continues with a variety of paving, lawn, raised garden beds and entertainment spaces being available, a garden work shop completes the accommodation. To fully appreciate the home on offer, its unassuming living proportions from its initial exterior aspect and opportunity for further development, we highly recommend internal inspection. EPC RATING D.

Set back from the road behind a multi vehicular block paved drive with a combination of slate, gravel and woodchip borders, access is gained into the accommodation via a PVC double glazed obscure door into:

**DEEP & WELCOMING ENTRANCE HALL: 17'6 x 6'10 (max) / 3'0 (min):** PVC double glazed windows to fore, radiator, space to understairs storage and cloaks space provided, carpet well leads from front door, further internal door opens to lounge, stairs off to first floor.

**FAMILY LOUNGE: 15'0 x 10'8:** PVC double glazed bow window to fore, gas living-flame, coal-effect fire set on a tiled hearth having matching surround and wooden mantel over, radiator, door back to hall, glazed double doors open to:

**FITTED BREAKFAST KITCHEN THROUGH DINING AREA: 18'6 x 8'8:** PVC double glazed windows overlook rear patio, matching Shaker-style wall and base units with integrated dishwasher, washing machine and oven, recess for American-style fridge / freezer, edged wooden work surfaces providing five ring gas hob and extractor canopy over, stainless steel sink drainer unit, variety of cupboards, drawers and glazed eye-level units, recess for microwave, space for dining table, glazed double doors open back to lounge and access is given into:

**REAR CONSERVATORY: 9'1 x 8'7:** PVC double glazed windows to rear having patio doors opening to patio, access is given back to kitchen.

**STAIRS & LANDING:** PVC double glazed obscure window to side, doors open to three well-proportioned bedrooms and a fully comprehensive bathroom, access to loft space.

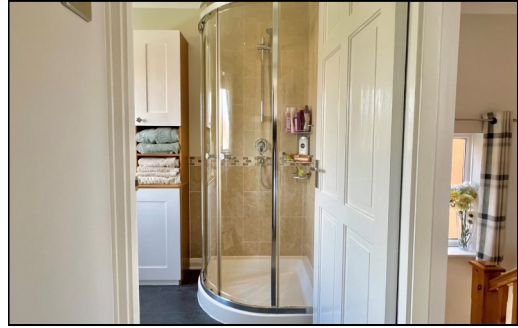
**BEDROOM ONE: 13'9 (into door recess) x 9'10:** PVC double glazed windows to fore, built-in wardrobes, radiator, space for double bed, recess for door back to landing.

**BEDROOM TWO: 10'2 x 9'11:** PVC double glazed windows to rear, fitted sliding wardrobes and corner-fitted cupboards with desk and shelving, radiator, space for double bed, door back to landing.

**BEDROOM THREE: 8'7 x 8'5:** PVC double glazed window to fore, radiator, door to landing.

**FULLY COMPREHENSIVE FAMILY BATHROOM:** PVC double glazed obscure windows to rear, suite comprising set-in bath, low level WC, vanity wash hand basin and corner shower cubicle having glazed curved sliding doors, ladder style radiator, tiled splashbacks, recessed downlights, door back to landing.

**REAR GARDEN:** Renewed patio paving leads to landscaping, raised garden beds provide opportunity for vegetables, well-maintained lawn advances to a further rear and cornered patio providing dining space, access is given to a rear workshop boasting solar panel.



**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**



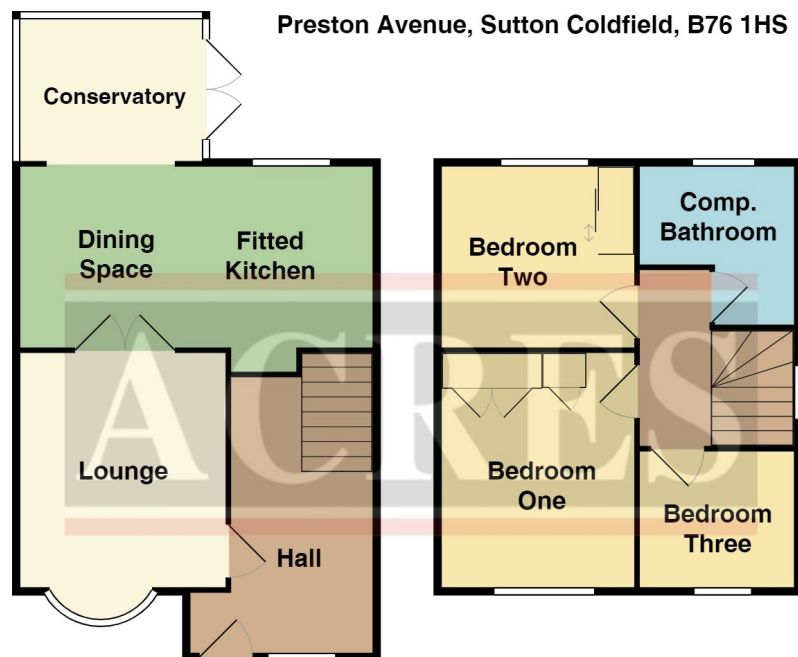
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 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.**