

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Freehold, terraced, three bedrooomed family home
- * Unrivalled scope for customisation (stpp)
- * Master bedroom boasting built-in ward- robes
- * Well-appointed family bathroom
- * Sizeable lounge through rear dining room
- * Recently refitted kitchen
- * Single yet lengthy, integral garage
- * Tarmac drive to fore
- * Mature, well-stocked and private rear garden
- * Enviable position on a popular estate



3, UPPER STONE CLOSE, NEW HALL, B76 1BW ~ Offers in Excess of £265,000

An impressive opportunity is presented within this freehold, terraced family home, enviably located upon a popular estate in Sutton Coldfield and boasting opportunity for conversion, redevelopment and extension (stpp) to create a truly superb, family home in an excellent position. Walking distance to local shopping amenities on Reddicap Hill, the home's access to an array of immediate facilities is unlimited thanks to readily available bus services providing ease of commute to surrounding town & city centre locations, including Mere Green, Sutton Coldfield and Birmingham. Well-regarded schooling for all ages can be found throughout Sutton Coldfield, public parks, trails and walks are all further boastful benefits to the property's position. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), this blank canvas is primed and ready for a prospective purchaser's personal touch with internal rooms currently briefly comprising: Porch, attractive family lounge leading to a rear dining room, a cleverly utilised sliding door opens to a recently refitted, kitchen. To the first floor, three well-proportioned bedrooms are offered with the master and second benefitting from built-in/fitted wardrobes, all rooms are serviced by a family bathroom. Externally, a tarmac drive leads to a single, integral and sizeable garage, to the rear, patio advances to lawn providing mature shrubs, bushes and trees to the perimeter. To fully appreciate the scope and potential of the property offered for sale, its internal sizing, as well as locality, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a tarmac drive with lawn to side, housing mature shrubs and bushes, access is gained into the accommodation via a PVC double glazed door with windows to side, into:

PORCH: PVC double glazed windows to side, access is given to lounge via a glazed obscure door.

FAMILY LOUNGE: 23'5 (through dining area) x 14'0 (max) / 11'5 (min): PVC double glazed window to fore, decorative fire having tiled hearth and matching surround with period mantel over, radiator, stairs off to first floor, access is given into:

DINING ROOM: 9'3 x 8'3: PVC double glazed window to rear, radiator, space for dining table, access back to lounge, provision for sliding door into:

RE-FITTED FAMILY KITCHEN: 10'3 x 9'3: PVC double glazed windows to rear having an obscure double glazed door leading to garden, matching Shaker-style wall and base units with recesses for free-standing washing machine, dryer and fridge / freezer, integrated oven, roll edged work surface having one and a half stainless steel sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks, provision for sliding door back to dining room.

STAIRS & LANDING: Internal doors open to storage, three well-proportioned bedrooms and a family bathroom.

BEDROOM ONE: 13'8 (into door recess) x 11'4 (max) / 10'3 (min): PVC double glazed windows to fore, built-in sliding mirrored wardrobes, space for double bed, radiator and recess for door to landing.

BEDROOM TWO: 13'7 (into door recess) x 11'4 (max) / 11'0 (min): PVC double glazed windows to rear, fitted wardrobe, space for double bed, radiator and recess for door to landing.

BEDROOM THREE: 8'6 x 7'2: PVC double glazed windows to fore, radiator, door to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen to side, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Paved patio leads from the accommodation and advances to lawn, mature shrubs and bushes line the perimeters and privatise the accommodation, access is gained back into the property via a double glazed obscure door to kitchen.

GARAGE: 20'2 x 8'3: **(Please check the suitability for your own vehicle use)** Up and over garage door to fore.



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)

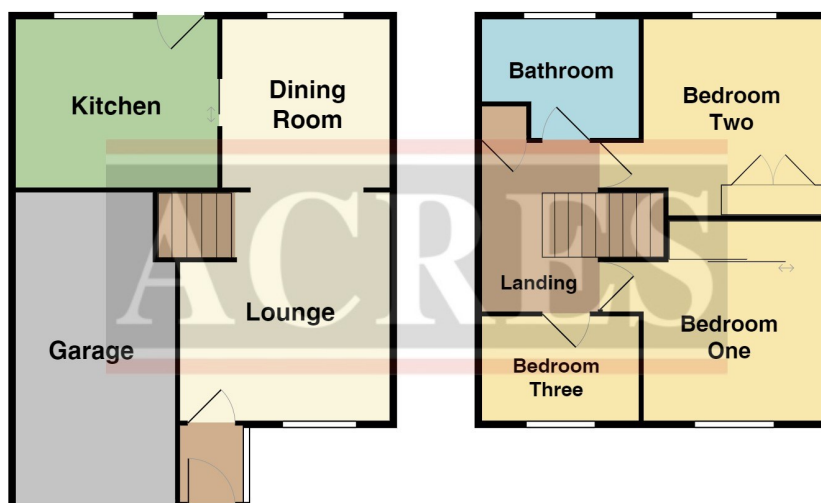
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Upper Stone Close, Sutton Coldfield, B76 1BW



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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.