

ACRES

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



- * *** VAST POTENTIAL FOR EXTENSION*** (stpp)
- * Impressive, freehold and semi detached family home
- * Three well-proportioned bedrooms
- * Fully comprehensive family bathroom
- * Sizeable lounge to fore
- * Imposing fitted breakfast kitchen through dining area
- * Single integral garage and porch
- * Substantial lawns, trees and bushes throughout gardens
- * Close to local amenities
- * Unrivalled opportunity



27 OVERSLEY ROAD, MINWORTH, B76 1XA ~ Offers around £330,000

*****VAST POTENTIAL FOR EXTENSION***** Incredible scope is offered within this current, three bedroomed, semi detached and freehold family home in Minworth. Unique in its position as well as its possibilities, unrivalling personalisation and full customisation can be established with clever craftsmanship to create a superb and enviable accommodation (subject to the necessary planning permissions). Walking distance to an array of shopping amenities in Minworth, readily available bus services are obtainable within immediate proximity of the property's position and provide ease of commute to surrounding town and city centre locations. Well-regarded schooling, a library, golf course and a number of public trails are just a selection of facilities that engross Sutton Coldfield. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), the prospect of this home and its immense promise ensures suitability for a variety of prospective purchasers. Currently briefly comprising: porch, spacious family lounge, imposing fitted breakfast kitchen through dining space, three well-proportioned bedrooms and a fully comprehensive family bathroom. Externally, a multivehicular paved drive leads to a single, integral garage with lawn to side, to the rear, expansive lawn surrounds the home having a wealth of space to the side of the property, suitable for planning to be requested. To fully appreciate the home on offer & its overall options available, we highly recommend internal inspection. EPC RATING C.

Set back from the road behind a multi vehicular paved drive with lawn to side, access is gained onto the accommodation via a PVC double glazed door into:

PORCH:

PVC double glazed windows to side, tiled flooring, an internal wooden door opens to:

FAMILY LOUNGE: 15'0 x 10'8:

PVC double glazed window to fore, decorative coal-effect fire set upon a granite hearth having matching surround and period mantel over, radiator, stairs to first floor, door to porch and to:

SIZEABLE FITTED BREAKFAST KITCHEN THROUGH DINER: 18'6 x 8'6:

PVC double glazed window to rear, sliding patio doors lead to rear garden, matching wall and base units with integrated oven, recesses for washing machine and dishwasher, roll edged work surfaces with stainless steel sink drainer unit, four ring gas hob and extractor canopy over, tiled splashbacks, door to under-stairs storage and to lounge, a PVC double glazed obscure door leads to side of the accommodation.

STAIRS & LANDING:

PVC double glazed obscure window to side, doors lead to three bedrooms, a fully comprehensive family bathroom and cupboard, radiator.

BEDROOM ONE: 13'4 x 9'11:

PVC double glazed window to fore, radiator, door to landing.

BEDROOM TWO: 10'7 x 10'0:

PVC double glazed window to rear, radiator, door to landing.

BEDROOM THREE: 8'7 x 8'5:

PVC double glazed window to fore, radiator, door to landing.

FULLY COMPREHENSIVE BATHROOM:

PVC double glazed obscure windows to rear and to side, suite comprising bath, step-in shower cubicle with glazed splash screen door to side, pedestal wash hand basin and low level WC, ladder-style radiator, tiled splashbacks, door to landing.

REAR GARDEN:

Patio leads from kitchen and dining area and advances to lawn, mature well-stocked borders line the perimeter, with opportunity for extension (subject to the necessary planning permissions). Further access is given into:

GARAGE: 16'11 x 8'2: (Please check the suitability for your own vehicle use)

Up and over garage door to fore, PVC double glazed obscure door leads to rear garden.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

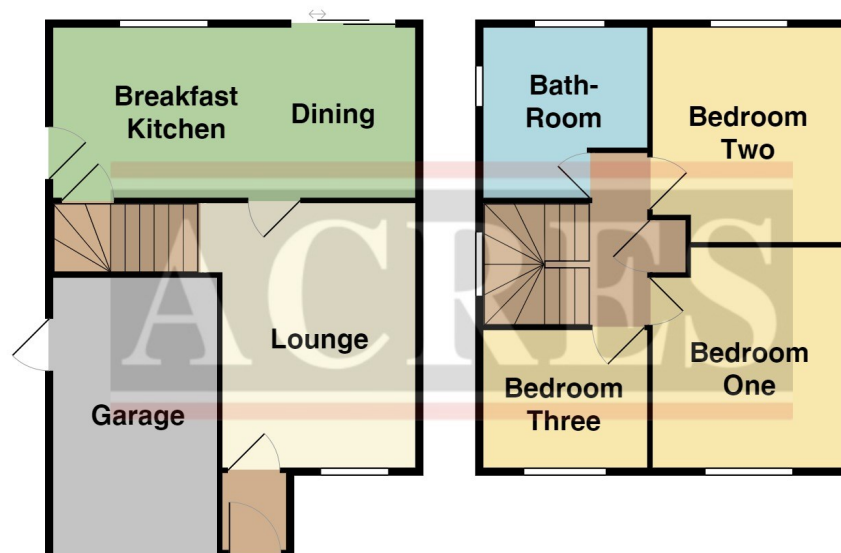


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



Oversley Road, Sutton Coldfield, B76 1XA



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 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.