

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Delightfully proportioned, three bed-roomed semi detached
- * Well appointed family bathroom
- * Attractive family lounge with bow window to fore
- * Impressive rear dining room
- * Appealing fitted kitchen
- * Side lean-to with storage and white goods access
- * Multivehicular block paved drive to fore
- * Substantial and private rear garden
- * Opportunity for extension and conversion
- * Sought after, central location



7 WHITEHEAD DRIVE, MINWORTH, B76 9AN ~ Offers in the Region of £315,000

Having the opportunity for further conversion and redevelopment, subject to the necessary planning permissions, this well-proportioned, three bedroomed semi detached and freehold, family home sits upon an enviable spot in Minworth, close to excellent educational opportunities. Walking distance to shopping amenities in Minworth, further comprehensive essential facilities can be obtained via a short drive to Walmley, Wylde Green and Sutton Coldfield town centre. Set in a semi rural position of Minworth, access to open green spaces and trails are found on the doorstep of the home, providing opportunity for relaxation and socialising. Readily available bus services can be found throughout the immediate area and provide ease of commute to surrounding towns, including the ever popular Birmingham City Centre. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), this attractive family home currently briefly comprises: porch, entrance hall, attractive family lounge with bow window to fore, double doors open into a rear dining room having fitted kitchen and pantry off. 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 multivehicular block paved drive leads to the accommodation and also gives access to side, a lean-to is available with coal store, WC, and further storage with opportunity for white goods, a cottage/farm style door opens to a substantial, lawned garden offering mature shrubs and bushes to perimeters. To fully appreciate the accommodation on offer, the wealth of scope contained within and proportions, we highly recommend internal inspection. EPC Rating D.

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

PORCH: Storage is provided to sides with access being gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL: Obscure glazed doors open to lounge and to a fitted kitchen, stairs off to first floor, radiator, access to storage.

FAMILY LOUNGE: 14'6 x 12'2: PVC double glazed bow window to fore, an electric fire is set on a tiled hearth having matching surround and mantel over, radiator, obscure door back to entrance hall and double doors open into:

REAR DINING ROOM: 10'3 x 9'11: PVC double glazed window to rear, radiator, space for dining table, double doors open to lounge and a single door opens into:

KITCHEN: 14'5 (into door recess) x 8'1 (max) / 7'7 (min): PVC double glazed window to rear, matching high-gloss wall and base units with recesses for free-standing cooker, washing machine and fridge / freezer, roll edged work surfaces with stainless steel sink drainer unit and extractor canopy over cooker, tiled splashbacks, obscure door to entrance hall, doors to dining room and to understairs pantry area, a PVC double glazed obscure door gives access to:

LEAN-TO / SIDE PASSAGE: Doors open to WC and storage, a cottage / farm-style door opens to rear garden, access back into kitchen via a PVC double glazed obscure door.

STAIRS & LANDING: PVC double glazed window to side, doors lead to three bedrooms and a family bathroom.

BEDROOM ONE: 13'3 x 10'3: PVC double glazed windows to fore, built-in wardrobes, radiator, door to landing.

BEDROOM TWO: 12'4 x 11'11 (max) / 10'3 (min): PVC double glazed window to rear, built-in wardrobes having recess to centre for dressing, radiator, door to landing.

BEDROOM THREE: 9'10 x 8'2: PVC double glazed window to fore, radiator, over-stairs storage, door to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashback, doors to storage and back to landing.

REAR GARDEN: A paved patio leads from the accommodation and advances to lawn, mature shrubs and bushes line the perimeter with access being gained back into the accommodation via a PVC double glazed obscure door into kitchen.



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)

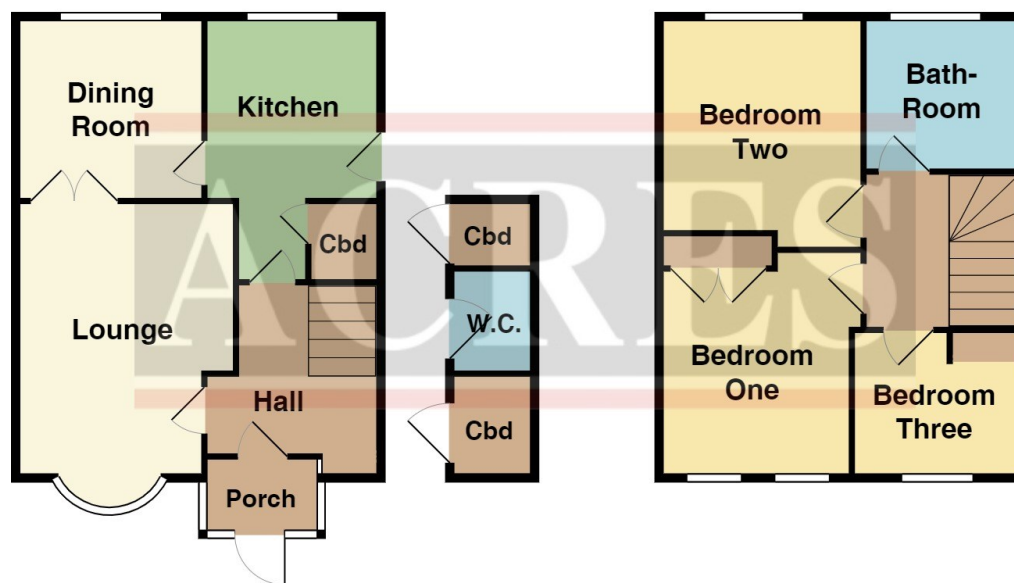
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Whitehead Drive, Sutton Coldfield, B76 9AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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.