

ACRES

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



- * Detached, four bedroomed family home
- * Master boasting en-suite shower room
- * Impressive family bathroom
- * Attractive lounge providing inglenook style media area
- * Spacious dining room through to sizeable conservatory
- * Extended fitted breakfast kitchen
- * Guest cloakroom/WC and utility
- * Integral single garage
- * Vast drive to fore & immaculate, private rear garden
- * Set enviably close to an abundance of amenities



37, OVERSLEY ROAD, B76 1XB ~ Offers Over £500,000

Welcome to this stunning four-bedroomed, detached family home in a sought-after position of Minworth. This freehold home has been tastefully extended and converted to provide deceptively spacious living proportions, all wrapped in a modern, contemporary design that caters to today's lifestyle demands. Oversley Road finds itself in an ideal position for access to a vast host of local amenities; daily essential shopping can be sought within a short walk, transportation links provide ease of commute to surrounding town and city centre locations including Sutton Coldfield, Walmley and the Fort. Excellent educational opportunities for all ages surround local areas and therefore ensure suitability for all prospective purchasers. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), updates to the home through renewed décor and upgraded technology features such as a ceiling speaker system to some downstairs rooms, viewing is essential to appreciate this home. Currently briefly comprising: porch, entrance hall, attractive family lounge with inglenook style media wall providing direct access to a dining room, an extended breakfast kitchen advances to utility and guest cloakroom/WC, the downstairs accommodation is completed by a sizeable, rear conservatory. To the first floor, four well-proportioned bedrooms are offered, the master boasting en-suite shower room and built-in, sliding mirrored wardrobes, all bedrooms are serviced by a beautiful family bathroom. Externally, a multivehicular block paved drive leads to the accommodation and a single garage, to the rear, paving continues with a timber, sleeper border progressing to lawn, mature and well-manicured shrubs privatise the perimeter with access to a side store area being available. To fully appreciate the property on offer, we highly recommend internal inspection. EPC RATING C.

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

PORCH: PVC double glazed obscure door opens to:

ENTRANCE HALL: Stairs off to first floor, radiator, Moduleo flooring, door opens to:

FAMILY LOUNGE: 15'1 x 11'8: PVC double glazed bow window to fore, media unit providing space for TV and storage behind, PVC double glazed windows lead to fore and to rear, radiator, a speaker system is provided, Moduleo flooring, door to entrance hall and access is provided into:

DINING ROOM: 14'8 x 10'4: PVC double glazed sliding doors to conservatory, space for dining table, radiator, integrated ceiling speaker system, Moduleo flooring, access back to lounge, doors to under stairs storage and to:

EXTENDED BREAKFAST KITCHEN: 16'3 x 9'7: PVC double glazed windows to rear, matching Shaker-style wall and base units with integrated dishwasher, recesses for French-style fridge / freezer and Range cooker having extractor canopy over, roll edged work surfaces with one and a half stainless steel sink drainer unit, tiled splashbacks, wall unit underlighting, tiled flooring, seats to a breakfast bar, radiator, PVC double glazed obscure door leads to side access, door back to dining room, further doors open to utility and to:

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising low level WC, floating wash hand basin and ladder radiator, tiled splashbacks and flooring, door back to kitchen.

UTILITY: 7'7 x 5'0: Recesses below a roll edged work surface for washing machine and dryer, radiator, wall-mounted Worcester gas central heating boiler, door to garage and door back to kitchen.

REAR CONSERVATORY: 13'4 x 8'9: PVC double glazed windows and patio doors to rear garden, PVC double glazed sliding doors give access back to dining room, Karndean flooring and under-floor heating.

STAIRS & LANDING: Doors open to four well-proportioned bedrooms, a family bathroom and airing cupboard.

BEDROOM ONE: 13'2 x 8'8: PVC double glazed window to fore, built-in sliding mirrored wardrobes, space for double bed and complimenting bedroom suite, radiator, door back to landing and door to:

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

BEDROOM TWO: 10'7 x 8'3: PVC double glazed window to fore, recess for wardrobe, radiator, door back to landing.

BEDROOM THREE: 16'5 x 7'6: PVC double glazed window to rear, recess for wardrobe, radiator, door back to landing.

BEDROOM FOUR: 9'3 x 7'7: PVC double glazed window to rear, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising jet-style, P-shaped bath with curved splash screen to side, pedestal wash hand basin and low level WC, tiled splashbacks, ladder style radiator, door gives access back to landing.

REAR GARDEN: Renewed paving with a timber-style sleeper border gives access to lawn, mature shrubs and bushes privatise the property's perimeter, with access being given down to the side of the accommodation into a storage area as well as front garden.

GARAGE: 12'3 x 7'6: **(Please check the suitability for your own vehicle use)**



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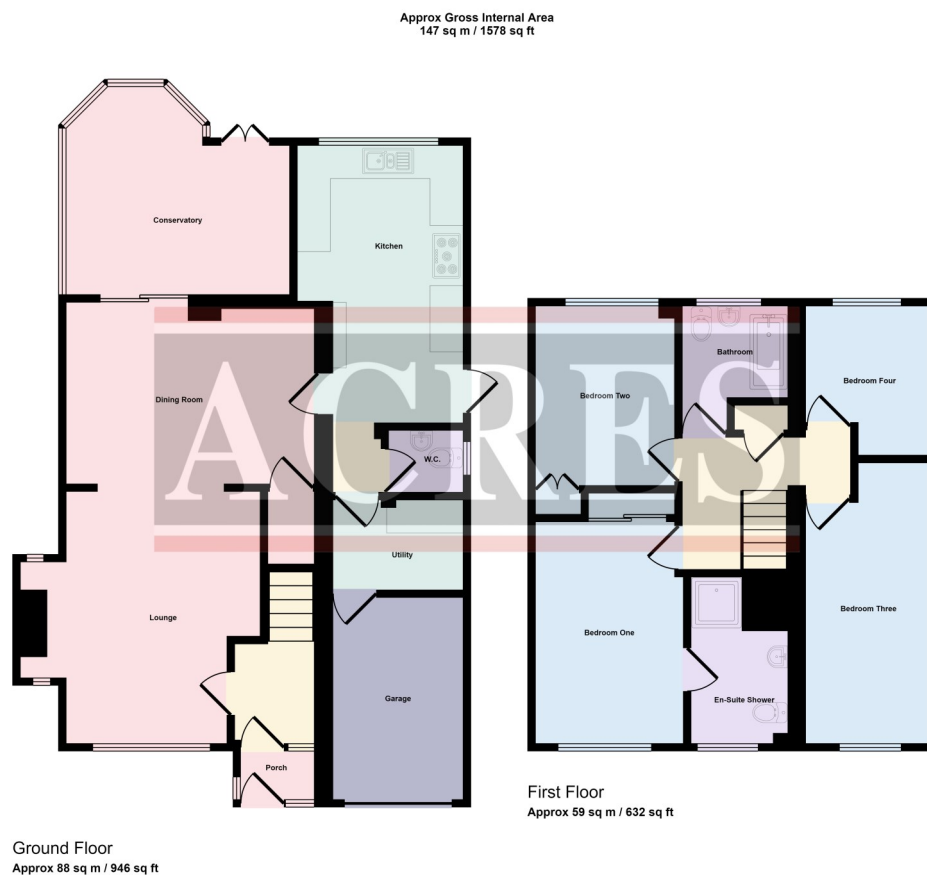
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.