

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Delightfully presented, three bedroomed semi detached
- Impressively well appointed shower room
- Attractive family lounge
- Open fitted breakfast kitchen through dining area
- Multivehicular drive to fore & single garage
- Low maintenance rear garden
- Opportunity for personalisation
- Close to local amenities & schools



23 WINTON GROVE, B76 1XE ~ Price Guide £300,000

A delightful example of a three bedroomed, freehold and spacious family home in a popular position of Minworth, offering unrivalled access to local shopping amenities and facilities within walking distance. Winton Grove finds itself just a stone's throw from a public park and playground providing opportunity for families, well regarded schooling for all ages also falls in catchment. Minworth is home to a variety of shopping facilities, further comprehensive stores can be found via a short drive into Walmley & Wylde Green, both of which are accessible via one of the many readily available bus services on Walmley Ash Road. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), opportunity is presented within to personalise the accommodation and allow for customisation. Currently briefly comprising: porch, spacious family lounge and leads to a sizeable, fitted breakfast kitchen through dining space. To the first floor, three well proportioned bedrooms are offered with a renewed and beautifully presented shower room completing the first floor accommodation. Externally, a multivehicular block paved drive leads to the home and an up and over door giving access to a single garage, to the rear, paving continues out of the accommodation and progresses to lawn. To fully appreciate the home on offer and its vast potential, we highly recommend internal inspection. EPC Rating C.

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

PORCH:

PVC double glazed windows to side, door provides access to:

FAMILY LOUNGE: 15'0 x 10'10:

PVC double glazed window to fore, radiator, stairs off to first floor, doors back to porch and to:

FITTED KITCHEN: 18'7 x 8'7:

PVC double glazed window and patio doors lead to rear garden, matching wall and base units with recesses for washing machine and dryer, space for free-standing American-style fridge / freezer, integrated oven, edged work surfaces with matching upstands, four ring gas hob having extractor canopy over, stainless steel sink drainer unit, space for dining table, radiator, door back to lounge.

STAIRS & LANDING:

PVC double glazed obscure window to side, doors open to three bedrooms, shower room and an airing cupboard.

BEDROOM ONE: 13'4 x 9'10:

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

BEDROOM TWO: 10'7 x 9'10:

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

BEDROOM THREE: 8'7 x 8'6:

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

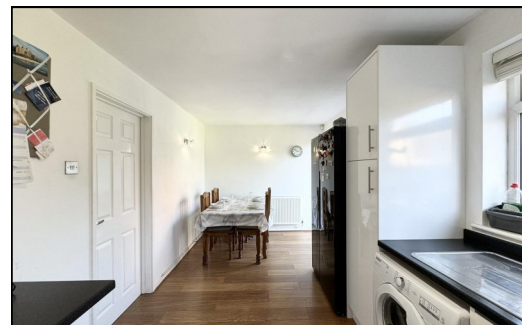
FAMILY SHOWER ROOM:

PVC double glazed obscure window to rear, suite comprising walk-in shower cubicle with glazed splash screen door to side, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN:

Paved patio leads from the accommodation and advances to lawn, timber fencing lines the perimeters with access being gained back into the accommodation via a PVC double glazed patio door to kitchen.

GARAGE: Please check suitability for your own vehicle use



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)

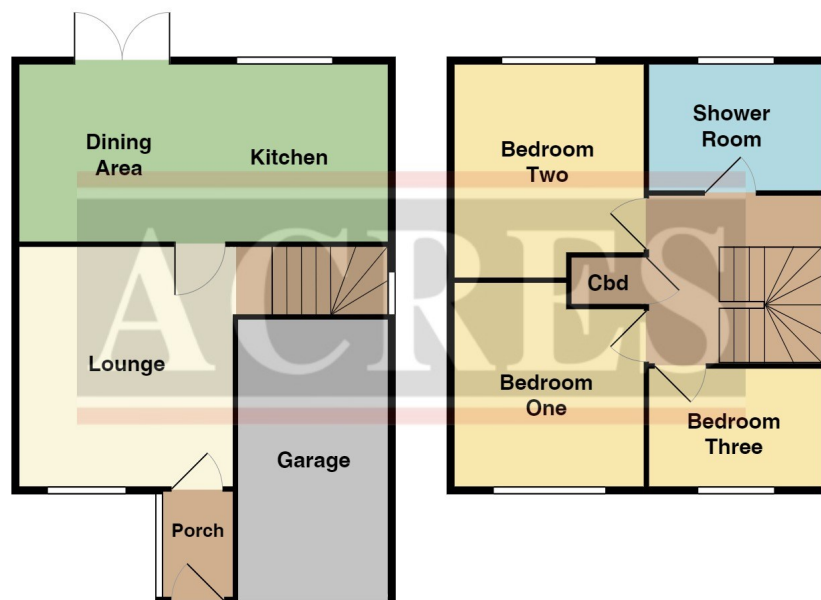
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Winton Grove, Sutton Coldfield, B76 1XE



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