

# ACRES

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



- Offered for sale via Modern Method of Auction
- Deceptively spacious, three bedroomed mid-terraced family home
- All bedrooms being double in size
- Attractive family bathroom
- Open plan kitchen through dining space
- Sizeable lounge
- Guest cloakroom/WC
- Front & rear gardens
- Rear coal shed offering storage
- Excellent location close to commuter links



***7 Coneybury Walk, Minworth, B76 9RE ~ Price Guide £200,000***

**\*\*\* OFFERED VIA THE MODERN METHOD OF AUCTION \*\*\*** An exciting opportunity is presented within this freehold, mid-terraced and three bedroomed family home of which combines scope for modernisation and internal conversion to create a bespoke family home. Minworth plays host to a variety of shopping facilities & amenities, further comprehensive shopping can be found via one of the many vast commuter links in Minworth, providing ease of access to surrounding towns including Wylde Green, Walmley, Sutton Coldfield and The Fort. Excellent educational opportunities for all ages can be found in the local area too, allowing suitability for families. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), the home currently briefly comprises: Entrance hall, sizeable family lounge into an internal hall, a guest cloakroom/WC and fitted open plan kitchen through dining space is offered. To the first floor, three well proportioned bedrooms can be found, the master boasting fitted sliding mirrored wardrobes and the second built-in cupboard, all rooms are serviced by a family bathroom. Externally, a paved fore garden can be found leading into the accommodation, to the rear, paving continues and presents a central lawn with coal shed and timber gate. To fully appreciate the accommodation on offer and its opportunity within, we highly recommend internal inspection.

Set back from the road behind a tarmac path, a fore garden leads into the accommodation via a wooden door into:

**ENTRANCE HALL:** Internal door opens to lounge, door back to front garden.

**FAMILY LOUNGE: 17'09" x 11'02":** PVC double glazed window to fore, radiator, space for a complete lounge suite, door back to entrance hall and door to:

**INTERNAL HALL:** Internal doors open to family lounge, guest cloakroom/WC and open plan kitchen through dining space, an obscure glazed wooden door opens to rear garden, radiator, access to storage and understairs storage, stairs off to first floor.

**OPEN PLAN KITCHEN THROUGH DINING SPACE: 14'05" x 8'09":** PVC double glazed windows to rear garden, matching wall and base units with recesses for washing machine, fridge / freezer and cooker, edged work surfaces with stainless steel sink drainer unit, space for breakfast table and chairs, radiator, door back to internal hall.

**GUEST CLOAKROOM/W.C.:** Suite comprising wash hand basin and low level WC, tiled splashback, door back to internal hall.

**STAIRS AND LANDING:** Return stairs lead to the first floor and provide doors to three well-proportioned bedrooms, a family bathroom and A.C..

**BEDROOM ONE: 13'01" x 10'02":** PVC double glazed window to fore, space for double bed and complimenting suite, fitted sliding mirrored wardrobes, radiator, door back to landing.

**BEDROOM TWO: 13'02" x 8'09":** PVC double glazed window to rear, space for double bed and wardrobe, door gives access to wardrobe space, radiator, door back to landing.

**BEDROOM THREE: 11'01" X 7'02":** PVC double glazed window to fore, space for double bed, radiator, door back to landing.

**BATHROOM:** PVC double glazed obscure window to rear, suite comprising bath, low level WC and wash hand basin, tiled splashbacks, door back to landing.

**REAR GARDEN:** Paved path leads from the accommodation and advances to lawn, a rear coal shed provides storage and a timber gate opens to drive.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





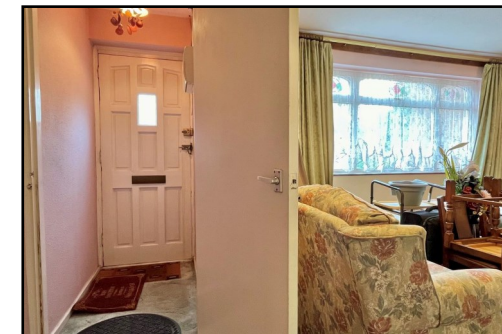
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

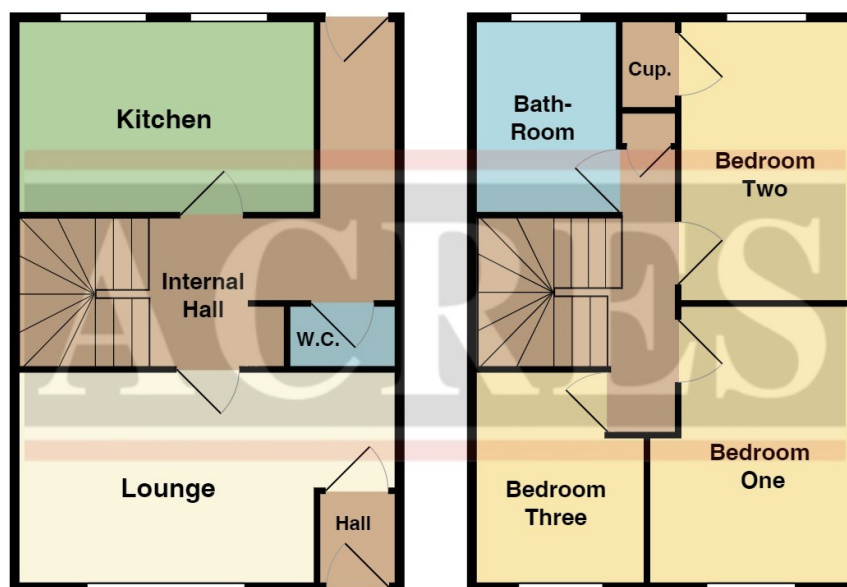
**COUNCIL TAX BAND:** B

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888



Coneybury Walk, Sutton Coldfield, B76 9RE



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 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.