

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Three bedroomed semi-detached family home
- Well-proportioned bedrooms
- Attractive shower room
- Sizeable family lounge
- Spacious fitted kitchen through dining space
- Deep & welcoming entrance hall
- Delightful front & rear gardens
- Parking located to rear
- Opportunity for modernisation
- No onward chain



***11 MORAR CLOSE, CASTLE VALE, B35 7PE ~ Offers Around £218,000***

Offering opportunity within for customisation and modernisation, this three bedroomed, semi detached and freehold family home offers attractive internal proportions suitable for families and boasts the benefit of no onward chain. Located just a short walk from a host of shopping amenities and a host of readily available bus services that provide ease of commute to surrounding towns, educational opportunities are also offered. Motorways and further road links are available within a short drive, making the home's position enviable and convenient. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), scope within together with spacious living quarters which currently briefly comprise: deep and welcoming entrance hall with doors opening into an imposing lounge and a rear, fitted kitchen through dining space. To the first floor, three well-proportioned bedrooms are offered with the second boasting built-in storage space and third with overstairs storage, all bedrooms are serviced by a family shower room. Externally, a path leads to the home with lawn to side, to the rear, paving with varying dining spaces can be found, mature trees, coal store and rear access can all be obtained. To fully appreciate the home on offer and its potential, we highly recommend internal inspection.

Set back from the road behind a tarmac walk way, lawn together with path gives access into the home via a pvc double glazed, obscure door with windows to side into:

**ENTRANCE HALL:** Radiator, stairs off to first floor, doors to understairs storage and lounge, glazed door opens into fitted kitchen.

**FAMILY LOUNGE: 14'09" x 10'06":** PVC double glazed window to fore, gas living-flame fire set on a tiled hearth having matching surround and period-style mantle over, radiator, door to hall and double doors open into:

**FITTED BREAKFAST KITCHEN THROUGH DINING SPACE: 16'09" X 12'08":** PVC double glazed window to rear having sliding doors to garden, matching wall and base units with recess for fridge / freezer and washing machine, as well as extra freezer storage, integrated oven, edged work surfaces with four ring gas hob and extractor over, stainless steel sink drainer unit, radiator, tiled splashbacks, obscure doors open to lounge and entrance hall, space for dining table.

**STAIRS & LANDING:** Doors open to three bedrooms, shower room and cupboard.

**BEDROOM ONE: 14'08" (into wall recess) x 13'04" max 09'07" min:** PVC double glazed window to fore, radiator, door back to landing.

**BEDROOM TWO: 10'10" (into door recess) x 10'08" max 09'04" min:** PVC double glazed window to rear, radiator, door to storage and back to landing.

**BEDROOM THREE: 07'00" x 06'10" max 04'00" min:** PVC double glazed window to fore, radiator, door back to overstairs storage and to landing.

**SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising step-in shower with glazed sliding doors, low level WC and pedestal wash hand basin, radiator, tiled splashbacks and flooring, door to landing.

**REAR GARDEN:** Paved patio leads from kitchen and advances to coal store, timber fencing lines the perimeter with gate opening to parking.





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)

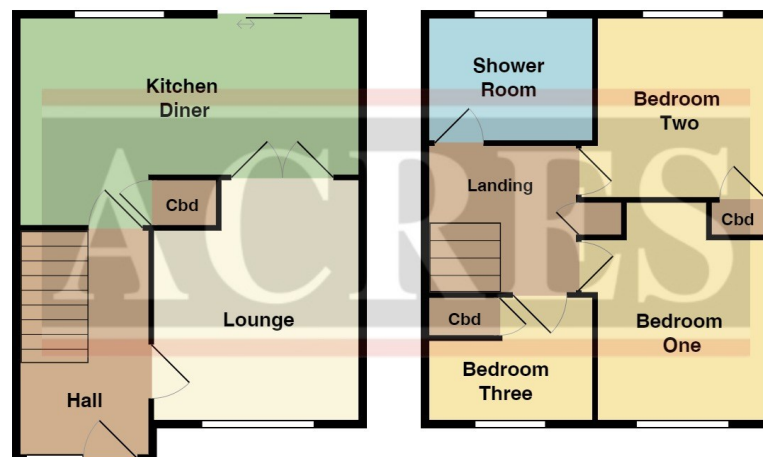
**COUNCIL TAX BAND:** A

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

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



Morar Close, B35 7PE



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		