

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Impressively proportioned, four bedroomed detached
- Delightful family bathroom & separate shower room
- Imposing lounge through rear study space
- Extended dining room with sky lights over
- Fitted breakfast kitchen with side utility
- Guest cloakroom/w.c. & garage
- Substantial rear garden with side-garden
- Multivehicular block pave drive to fore
- Envious position at the end of the road
- Excellent commuter links and shopping facilities nearby



65 MARFIELD CLOSE, MINWORTH, B76 1YD ~ Offers around £550,000

Situated at the peaceful end of a quiet cul-de-sac, this charming four-bedroomed, freehold and detached family home offers both privacy and convenience in a highly sought-after location. The property has been thoughtfully extended, providing ample living space for a growing family, whilst its discreet position ensures a tranquil living environment. Set down a shared drive at the end of two other homes and directly adjacent to a public park, positioning of the home is nothing short of excellent. Local shopping amenities can be obtained via a short walk into Minworth, further comprehensive shopping is available in Walmley. Commuter links are in abundance and boast readily available bus services upon Walmley Ash Road, allowing for ease of access to surround towns. Benefitting from the provision of gas central heating and pvc double glazing (both where specified), internal rooms currently briefly comprise: entrance hall with guest cloakroom/w.c. off, a considerable lounge through rear study space having an extended dining room offering skylights, a fitted kitchen with side utility completes the ground floor accommodation. To the first floor, four well proportioned bedrooms are found, three of which compose fitted wardrobes, an attractive bathroom and separate shower room are provided. Externally, a multivehicular drive leads to the home and an electrically operated, up and over garage door, to the rear, patio advances to lawn with a side garden composing vegetable patches and storage. To fully appreciate the home on offer, we highly recommend internal inspection.

Set back from the road behind a paved, shared drive of which leads to three homes, at the end of the drive access is provided to the property with parking for multiple vehicles, a pvc double glazed obscure door opens into:

ENTRANCE HALL: Internal doors open to a substantial family lounge and w.c., space for cloaks storage, stairs off to first floor.

GUEST W.C.: Pvc double glazed obscure window to fore, suite comprising corner wash hand basin and low level w.c., tiled splashbacks and flooring with a sprinkling of bespoke, handcrafted tiles, door back to entrance hall.

SUBSTANTIAL FAMILY LOUNGE: 25'03" x 12'04": Pvc double glazed bow window to fore, gas wood burner style fire set upon a tiled hearth having brick built chimney breast over, Karndean flooring leads to a rear lounge area offering access to an understairs pantry, radiator, access to kitchen and into:

DINING ROOM: 15'3" x 10'03": Pvc double glazed windows and patio doors to rear garden, Karndean flooring, vertical radiator, glazed skylights into roof, space for dining table, access is provided back into lounge.

BREAKFAST KITCHEN: 11'8" x 8'7": Pvc double glazed windows to rear garden, matching shaker style wall and base units with integral oven and dishwasher, Granite edged work surfaces with matching upstands and contrasting tiled splashbacks, a four ring gas hob having extractor canopy over and a one and a half stainless steel sink drainer is provided, space for stools to a breakfast bar, access back to lounge and a glazed door opens into:

UTILITY: 11'7" x 4'6": Pvc double glazed leaded door to garden, matching wall and base units with recesses for fresh produce, washing machine and dryer, roll edged work surfaces with matching upstands and one and a half stainless steel sink drainer unit, tiled flooring, glazed door to kitchen and door to garage.

STAIRS AND LANDING: Doors open to four bedrooms, a family bathroom and shower room, access also provided to two loft spaces.

L SHAPED BEDROOM ONE: 15'9" x 14'8": Two Pvc double glazed window to fore, built in wardrobes with recess to centre for bed, radiators, space for dressing area, door back to landing.

BEDROOM TWO: 17'6" x 11'4": Pvc double glazed windows to fore and to side, fitted wardrobes, washing station having sink and tiled splashbacks, radiator, door back to landing.

BEDROOM THREE: 11'5" x 10'5": Pvc double glazed window to rear, fitted wardrobes with recess to centre for dressing/study, radiator, door to landing.

BEDROOM FOUR: 10'8" x 8'9": Pvc double glazed window to rear, fitted wardrobes, radiator, door back to landing.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, suite comprising of freestanding bath, vanity wash hand basin and low level w.c., tiled splashbacks, ladder style radiator, door to storage and back to landing.

SHOWER ROOM: Pvc double glazed obscure window to side, suite comprising step in shower cubicle with glazed splash screen door to fore, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Paved patio advances from from the property and to well manicured lawn, mature shrubs and bushes line and privatise the accommodations perimeter, access to the side of the home with further patio, together with gravel, providing access to utility and fore.

GARAGE: 16'3" x 8'3": (Please check the suitability for your own vehicle use) Electric up and over garage door to fore, electrical access, door back to utility.



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.

VIEWING:

Recommended via Acres on 0121 313 2888

**COUNCIL TAX BAND:
FIXTURES & FITTINGS:**

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As per sales details.

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)

