

ACRES

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- * Delightfully presented, four bedroomed detached home
- * Well-appointed family bathroom
- * Impressive lounge with bay window to fore
- * Appealing dining room
- * Rear conservatory
- * Fitted breakfast kitchen
- * Guest cloakroom/WC & garage
- * Multivehicular block paved drive to fore
- * Mature, well-stocked rear garden
- * No onward chain



3, DARELL CROFT, NEW HALL, B76 1HU ~ Offers in the Region of £475,000

This charming four-bedroomed, detached, freehold family home offers a wonderful opportunity for both traditional living and potential modernisation or redevelopment. Situated in an enviable position in the highly sought-after area of Sutton Coldfield, the property is ideally located within walking distance of the beautiful New Hall Valley Country Park, providing a tranquil escape from the hustle and bustle of daily life. With well-regarded local schools nearby, this home is perfect for families, and the added convenience of being close to local amenities and facilities further enhances its appeal. A useful public park is also just a short stroll away, offering additional green space for leisure and relaxation. Boasting traditional decor throughout, this spacious property invites the opportunity to update and personalise to suit your lifestyle, making it a versatile and exciting prospect for those looking to create their dream home. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), as well as no onward chain, internal rooms currently briefly comprise: deep and welcoming entrance hall, doors radiate to a delightful family lounge with bay window to fore, rear dining room and attractive conservatory, a fitted breakfast kitchen and guest cloakroom/WC complete the ground floor. To the first floor, four well-proportioned bedrooms are offered with fitted wardrobes to the master and built-in cupboards to bedrooms two and four, a well-appointed bathroom services all rooms. Externally, a block paved drive leads to the home and a single garage; to the rear, paving continues to lawn offering mature shrubs and bushes to perimeter. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating D.

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

ENTRANCE HALL: Internal doors open to a family lounge, fitted breakfast kitchen, guest cloakroom / WC and under stairs storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 16'8 (into bay) x 14'6 max 11'7 min: PVC double glazed bay window to fore, living-flame, coal-effect gas fire set upon a granite-style hearth having matching surround and mantle over, radiator, space for a complete lounge suite, door opens back to entrance hall and door into:

DINING ROOM: 11'5 x 8'4: Double glazed sliding patio doors open to a rear conservatory, space for dining table, radiator, door opens back to lounge and door to:

FITTED BREAKFAST KITCHEN: 14'0 x 8'1: PVC double glazed windows and french door leading to rear garden, matching wall and base units with a variety of cupboards, drawers and glazed eye-level units, recesses for a free-standing cooker, washing machine, dishwasher and fridge / freezer, roll-edged work surfaces having a one and a half sink drainer unit, extractor canopy over cooking space, tiled splashbacks and flooring, space for breakfast table, doors open to dining room and back to entrance hall.

REAR CONSERVATORY: 9'5 x 8'5: PVC double glazed windows and french door lead to rear garden, tiled flooring.

GUEST CLOAKROOM / W.C.: PVC double glazed obscure window to side, suite comprising vanity WC and floating wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to four bedrooms, storage and family bathroom.

BEDROOM ONE: 11'9 x 11'6 max 9'7 (to wardrobe): PVC double glazed window to fore, fitted wardrobes and space for double bed, radiator, door back to landing.

BEDROOM TWO: 11'5 (into door recess) x 10'7 max 10'5 min: PVC double glazed window to fore, radiator, built-in wardrobe space, door back to landing.

BEDROOM THREE: 8'8 x 8'5: PVC double glazed window to rear, radiator, door back to landing.

BEDROOM FOUR: 9'5 x 6'9: PVC double glazed window to rear, built-in wardrobe, radiator, door back to landing.

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

REAR GARDEN: Paved patio leads from the accommodation and advances to lawn, mature shrubs and bushes line the property's perimeter and privatise the accommodation with access being given back into the property via conservatory and kitchen and access is given to:

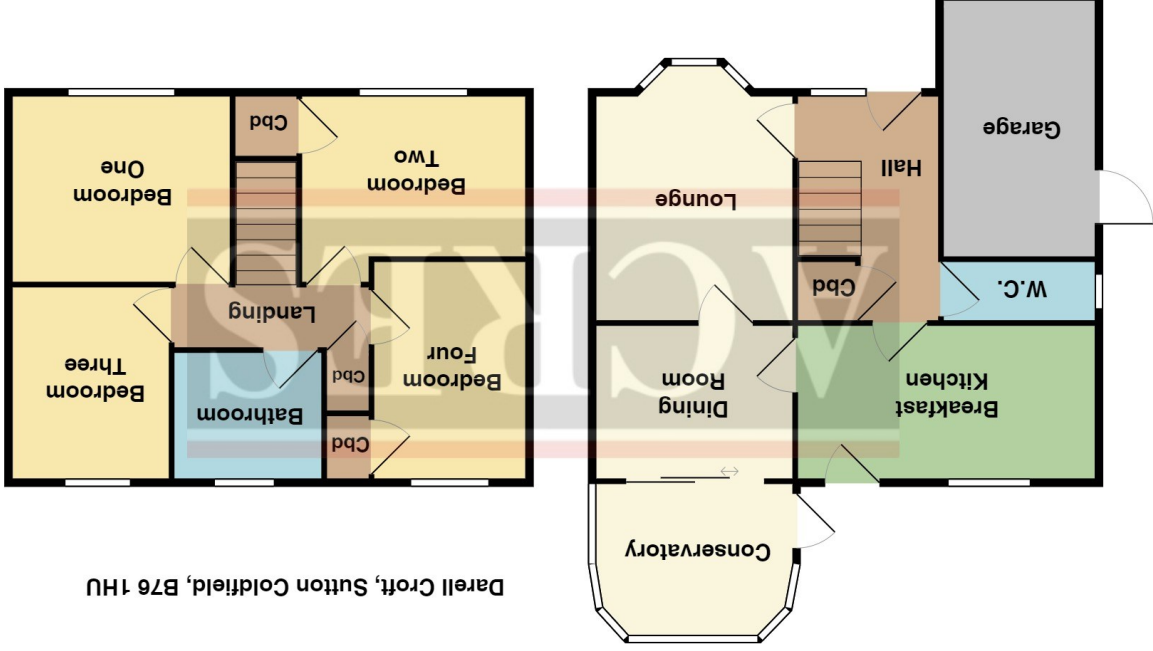
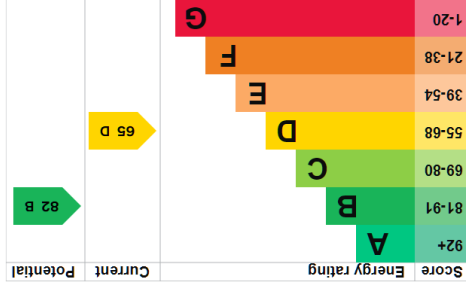
GARAGE: 17'2 x 8'2: (Please check the suitability for your own vehicle use) Up and over garage door to fore.



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.



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

Darell Croft, Sutton Coldfield, B76 1HU

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

VIEWING: As per sales details. Recommended via Acres on 0121 313 2888