



- * Three bedroomed, detached bungalow
- * Third bedroom with potential for dining
- * Well-appointed family bathroom
- * Spacious & attractive lounge
- * Superb fitted breakfast kitchen
- * Substantial tarmac drive to fore
- * Detached, single garage to side
- * Mature conifers privatising rear garden
- * End of private drive
- * Planning permission granted



21, BEVERLEY CLOSE, SUTTON COLDFIELD, B72 1YF ~ Offers in the Region of £375,000

This charming, three-bedroomed detached bungalow is ideally situated in a highly sought-after and prime location in Sutton Coldfield, nestled at the end of a quiet cul-de-sac offering peaceful living while remaining within walking distance of both Wylde Green and Walmley. With planning permission already granted, the home presents a fantastic opportunity for further development or personalisation. With its delightful and private setting, it is perfect for those seeking tranquillity without compromising on convenience. This rare find is sure to appeal to a variety of buyers. Walmley Golf Club is just a stone's throw from the home's position, readily-available bus services are obtainable locally and provide ease of commute to surrounding town and city centre locations. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), increased security through a house alarm is offered, with internal rooms currently briefly comprising: porch, hall, spacious family lounge, impressive fitted breakfast kitchen with a variety of integrated appliances, internal hall, three well-proportioned bedrooms, the third having opportunity to be converted into a dining room, the property is completed by a family bathroom. Externally, a shared private drive advances to two properties, at the end of the drive, a multivehicle tarmac drive is provided to the home, an up and over door opens into a single garage. To the rear, patio together with lawn and mature conifers line the property's border and privatise the accommodation. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a shared tarmac drive, access is gained into the accommodation via a PVC double glazed obscure door with windows to side, into:

PORCH: An internal obscure glazed wooden door opens to:

ENTRANCE HALL: Radiator, further internal door opens to:

LOUNGE: 17'0 x 10'11: PVC double glazed windows to fore and to side, radiators, living-flame gas coal-effect fire set upon a granite hearth having matching surround and mantel over, doors open to entrance hall, kitchen and inner hall.

FITTED BREAKFAST KITCHEN: 16'6 x 8'0: PVC double glazed obscure windows and door lead to drive, further clear glazed windows overlooking drive, matching wall and base units with integrated dishwasher, oven with grill over, microwave and coffee machine, recess for washing machine, edged granite work surfaces with five ring gas hob having extractor canopy over, one and a half stainless steel sink drainer unit with draining grooves cut to side, tiled splashbacks, space for breakfast table, radiator, door back to lounge.

INNER HALL: Doors open to three bedrooms, bathroom, storage cupboard and back to lounge.

BEDROOM ONE: 13'4 x 8'0: PVC double glazed windows to rear, radiator, door back to hall.

BEDROOM TWO: 11'0 x 8'4: PVC double glazed windows to rear, radiator, door back to hall.

BEDROOM THREE / DINING ROOM: 8'0 x 7'9: PVC double glazed window to side, radiator, door back to hall.

BATHROOM: PVC double glazed obscure windows to side, suite comprising P-shaped bath with glazed splash screen to side, pedestal wash hand basin and low level WC, tiled splashbacks and flooring, door back to hall.

REAR GARDEN: Paved patio advances from side access and into lawn, mature shrubs and conifers line the property's perimeter, with access being given to a greenhouse, shed and side of property, access is also provided to a glazed wooden door into:

GARAGE: 16'5 x 7'5: [\(Please check the suitability for your own vehicle use\)](#) Up and over garage door to fore, electric is provided, wooden glazed door back to garden.



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: E

FIXTURES & FITTINGS: As per sales details.

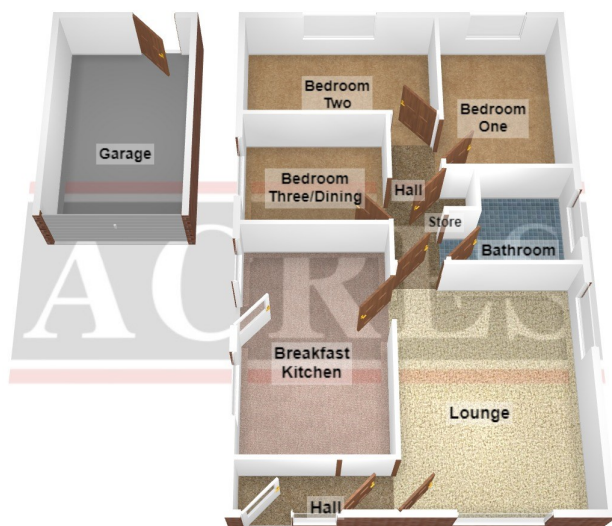
VIEWING: Recommended via Acres on 0121 313 2888



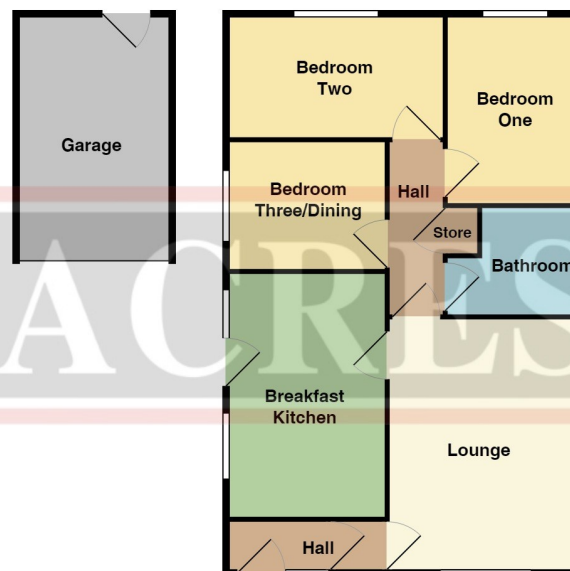
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		