

ACRES

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- * Three double bedroomed, semi-rural family home
- * Master having potential for en-suite (stpp)
- * Well-appointed shower room
- * Spacious family lounge through dining space
- * Impressive rear conservatory
- * Enlarged, fitted breakfast kitchen
- * Attractive side passage with WC, utility & gardening room
- * Multivehicular drive to fore
- * Delightful & beautifully maintained rear garden
- * No onward chain



4, HURST GREEN ROAD, MINWORTH, B76 9AP ~ Offers Over £315,000

Situated in this semi-rural and sought-after position of Minworth, this three-bedroomed, freehold, semi-detached family home offers a blend of immediate comfort with exciting potential for future development. With no upward chain, the property is turnkey and ready for immediate move-in, while still presenting opportunities for extension, conversion, and modernisation to suit individual tastes subject to relevant planning permission. Benefitting from its excellent location, the home is close to major commuter links and transport networks, making it ideal for professionals and families alike, the area is also well-served by reputable schools and is within walking distance of local shopping facilities and amenities, ensuring convenience for everyday living. Boasting the provision of gas central heating and PVC double glazing (both where specified), the already enlarged home finds itself available for sale after just over 50 years of mindful and enjoyable ownership. Briefly comprising entrance hall, obscure glazed door into a sizeable family lounge through dining space, patio doors open to a rear conservatory, back to the hall and a timber door advances into an extended, fitted breakfast kitchen providing side passage, a gardening room, guest cloakroom/WC., coal store and utility are all made available. To the first floor and set just a few steps into the stairwell, a family shower room is offered, to the landing, three double bedrooms with the master boasting walk-in dressing area complete the internal accommodation. Outside, a multivehicular block paved drive progresses to the home behind timber fencing and gate, to the rear, paving continues and provides access to lawn, which is partially privatised by a well-pruned tree area. To fully appreciate the home on offer and to take full advantage of its opportunity, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a multi vehicular block paved drive with timber gate and fencing to fore, a gravel ornamental garden is provided, with access into the property via a PVC double glazed obscure led door into:

ENTRANCE HALL: Doors open to an extended fitted breakfast kitchen and lounge, radiator, stairs lead off to shower room and to first floor.

FAMILY LOUNGE: 18'8 (into bay) x 16'5 max / 11'4 min: PVC double glazed bay window to fore, gas coal-effect fire having brick surround and mantel piece over, radiator, PVC double glazed patio doors open to conservatory, an obscure door leads back to hall.

CONSERVATORY: 10'5 x 7'0: PVC double glazed windows and doors to rear, tiled flooring, double doors open back to lounge, single doors to rear garden and to side patio.

FITTED BREAKFAST KITCHEN: 14'1 x 10'0: PVC double glazed window to rear, an obscure door as well as window to side, matching wall and base units with integrated fridge and oven, recess for dishwasher, edged work surfaces with stainless steel sink drainer, four ring electric hob and extractor canopy over, tiled splashbacks, space for breakfast table, radiator, door back to hall.

SIDE PASSAGE: PVC double glazed obscure doors to fore and to kitchen, timber doors open to WC, utility, gardeners room and coal store, tiled flooring.

GARDENERS ROOM: 8'5 x 5'1: PVC double glazed window to rear, space for fridge / freezer, tiled flooring and splashbacks, door back to side passage.

GUEST CLOAKROOM / W.C: PVC double glazed obscure window to rear, low level WC, tiled splashbacks and flooring, door back to side passage.

UTILITY: 6'1 x 5'1: PVC double glazed windows to rear, matching wall and base units with recesses for washing machine, roll edged work surfaces with one and a half stainless steel sink drainer unit, tiled splashbacks, radiator, door back to side passage.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed window to fore, loft access provided, doors open to three bedrooms and:

FAMILY SHOWER ROOM: PVC double glazed obscure window to fore, suite comprising step-in shower cubicle, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to stairs.

BEDROOM ONE: 11'11 x 11'10: PVC double glazed windows to rear, radiator, space for double bed and complimenting bedroom suite, door back to landing and to walk-in, having PVC double glazed window to fore, opportunity to convert to an ensuite (subject to relevant works).

BEDROOM TWO: 11'4 (into bay) x 10'8 max / 9'2 min: PVC double glazed bay window to fore, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM THREE: 13'11 x 7'0: PVC double glazed window to rear, radiator, space for double bed and complimenting suite, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads into lawn, a side path advances to rear of the garden with the centre piece being screened by well-manicured bushes, access is gained back into the accommodation via PVC double glazed doors to side passage and conservatory.



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)

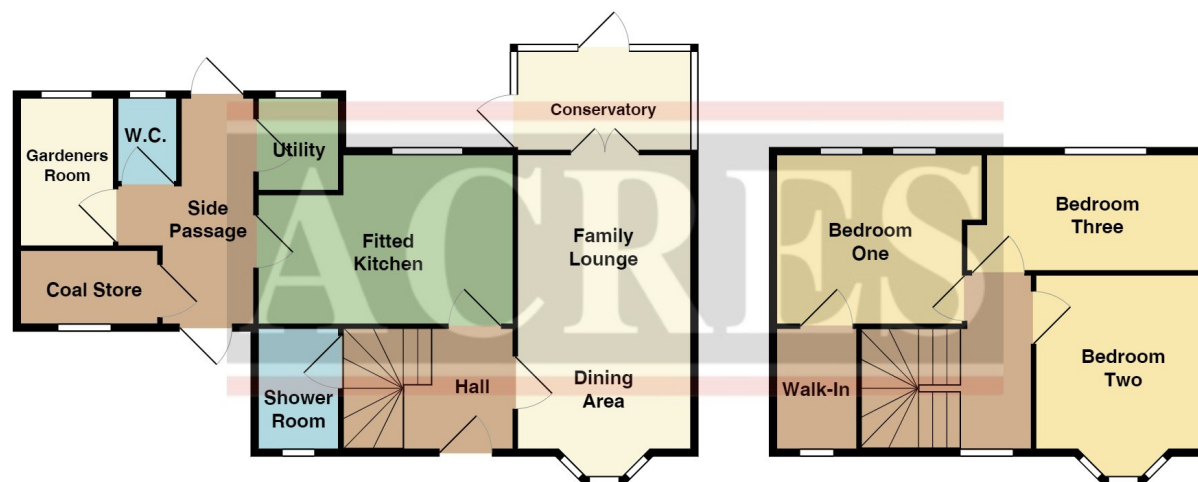
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Hurst Green Road, Sutton Coldfield, B76 9AP



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		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		