

ACRES

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- * Three bedroomed, link detached home
- * Freehold recently purchased
- * Impressive family bathroom
- * Superb family lounge with inset gas fire
- * Delightful fitted breakfast kitchen
- * Multivehicular block paved drive to fore
- * Low maintenance rear garden
- * Single garage to side
- * Excellent position close to local amenities
- * Turn-key condition



10, MOAT CROFT, WALMLEY, B76 1GD ~ Offers in the Region of £349,950

Situated in the highly sought-after Oak and Ash estate in Walmley, this three-bedroomed, link-detached home offers a fantastic opportunity for modern family living. The freehold property is ideally positioned close to a range of local amenities, including shopping facilities and well-regarded schools, making it an excellent choice for families. With convenient commuter links and readily available transport options nearby, this home ensures easy access to the surrounding areas including Wylde Green, Sutton Coldfield and Birmingham city centre. Boasting a spacious layout, there is also significant potential for further development which offers the chance to expand or enhance the property to suit individual needs (subject to the necessary planning permissions). Benefitting from the provision of gas central heating and PVC double glazing (both where specified), careful and tasteful decoration in the home now offers turn-key opportunity for prospective buyers to complete an immediate move in. Internal rooms currently briefly comprise: entrance hall, spacious family lounge offering inset, gas fire and understairs storage, an imposing fitted breakfast kitchen is provided to the rear. To the first floor, three well-proportioned bedrooms are provided with two having built-in sliding mirrored wardrobes and the third with over-stairs storage, a family bathroom completes the home. Externally, a multivehicular block paved drive advances to the home, an up and over door progress into a single garage. To the rear, artificial turf together with mature shrubs and bushes, privatise the home's border. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating TBC.

Set back from the road behind multi vehicular block-paved drive, access is given into the accommodation via a PVC double glazed obscure leaded door into:

ENTRANCE HALL:

Radiator, stairs off to first floor, glazed door opens into:

FAMILY LOUNGE: 15'0 x 11'0:

PVC double glazed leaded bow window to fore, gas living-flame, log-effect inset fire, radiator, door to under-stairs storage, glazed doors open back to entrance hall and into:

FITTED BREAKFAST KITCHEN: 14'4 x 8'5:

PVC double glazed window to rear, matching wall and base units with integrated fridge and oven, recesses for washing machine, roll edged work surfaces with four ring gas hob and extractor canopy over, one and a half stainless steel sink drainer unit, matching breakfast bar with bar stools, radiator, tiled flooring and splashbacks, glazed internal door to lounge, PVC double glazed patio doors to rear garden.

STAIRS & LANDING:

PVC double glazed obscure window to side, doors open to three bedrooms, family bathroom and airing cupboard.

BEDROOM ONE: 13'0 x 8'2:

PVC double glazed leaded window to fore, built-in sliding mirrored wardrobes, space for double bed and complimenting suite, radiator, door to landing.

BEDROOM TWO: 8'4 x 8'3:

PVC double glazed window to rear, built-in sliding mirrored wardrobes, space for double bed, radiator, door to landing.

BEDROOM THREE: 9'7 (into door recess) x 6'0 max / 2'10 min:

PVC double glazed leaded window to fore, built-in over-stairs storage, radiator, door to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath with splash screen to side, pedestal wash hand basin and low level WC, tiled splashbacks and flooring, ladder style radiator, door to landing.

REAR GARDEN:

A patio advances from the property and into artificial turf, mature shrubs and bushes line and privatise the property's perimeter, with access being given back into the home via PVC double glazed patio doors to breakfast kitchen; a side door gives access to:

GARAGE: 18'3 x 8'3: (Please check the suitability for your own vehicle use)

Up and over garage door to fore.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

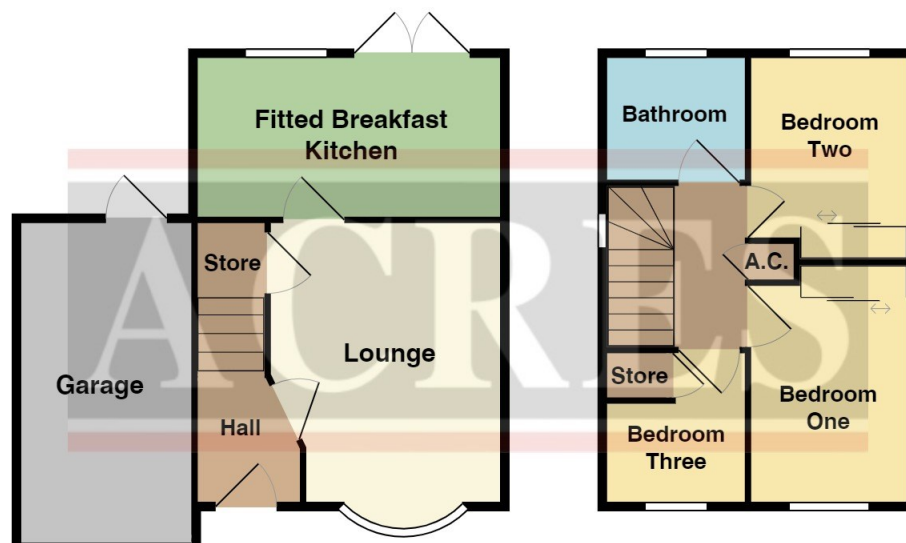


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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.

- 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:** D
- FIXTURES & FITTINGS:** As per sales details.
- VIEWING:** Recommended via Acres on 0121 313 2888



Moat Croft, Sutton Coldfield, B76 1GD



AWAITING EPC RATING

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