

ACRES

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- Extended, three bedroomed semi-detached home
- Well-appointed family bathroom
- Lounge with bay window to fore
- Attractive rear dining room with feature wall
- Rear conservatory with cellular blinds
- Extended fitted breakfast kitchen
- Recessed, single garage with electric door
- Delightful front & rear gardens
- Vast potential for modernisation & redevelopment
- No onward chain



11, WIMBOURNE ROAD, SUTTON COLDFIELD, B76 2SU ~ Offers in the region of £300,000

This extended, freehold, three-bedroomed semi-detached family home is nestled in an enviable location in Sutton Coldfield, offering the perfect opportunity for those seeking to put their own stamp on a property with immense potential. Ideally positioned close to highly-regarded local schools, convenient amenities, and excellent shopping facilities, this home is well-connected for commuters with numerous bus services readily available from nearby Springfield Road. Boasting a spacious layout with ample scope to modernise and update to suit personal tastes, the property presents a unique opportunity for conversion and renovation, transforming it into a modern family haven. The southerly-facing rear garden provides a bright and sunny outdoor space, ideal for relaxation and entertaining. Whether you are a growing family or looking for a home to truly make your own, this property offers an excellent canvas for future potential in a sought-after neighbourhood. Benefitting from gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: porch, deep entrance hall, family lounge with bay window to fore, extended rear dining room with a delightful conservatory opening to garden, a fitted breakfast kitchen completes the ground floor accommodation. To the first floor, three well-proportioned bedrooms are offered, all of which are serviced by a family bathroom. Externally, a multivehicular tarmac drive leads to the home having lawn to side, access is given down to the side of the home and to a single, recessed garage with up and over electric door to fore, a timber gate advances to rear patio, mature shrubs and bushes line the home's perimeter. To fully appreciate the deceptively spacious and intriguing home, we highly recommend internal inspection. Set in council tax band C.

Set back from the road behind a tarmac drive with lawn, housing mature shrubs and bushes to side, PVC double glazed obscured doors with window over opens into:

ENCLOSED PORCH: Shelving is provided to side, obscured glazed door with windows to side opens into:

ENTRANCE HALL: Obscure glazed doors open to lounge and rear dining room, solid door to extended fitted breakfast kitchen, further doors to guest storage and understairs storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 12'02" INTO BAY X 11'08" MAX 11'01" MIN: PVC double glazed bay window to fore, radiator, space for complete lounge suite, glazed door back to hall.

REAR DINING ROOM: 15'09" X 11'07" MAX 10'05" MIN: Wood panelled chimney breast with shelving and cupboards to side, obscure glazed breakfast hatch opens to kitchen, single glazed window to breakfast area, and PVC double glazed window to rear, radiator, obscure door back to entrance hall, and PVC double glazed sliding patio doors open to:

REAR CONSERVATORY 9'07" X 7'03": PVC double glazed doors and windows to rear, fitted cellular blinds throughout, PVC double glazed sliding patio doors open back to dining room.

FITTED BREAKFAST KITCHEN: 11'10" X 10'02" MAX X 7'09" MIN: PVC double glazed windows and patio door to rear garden, matching wall and base units with recesses for free-standing cooker, dishwasher and washing machine, edged work surfaces with tiled splash backs behind, space for freestanding fridge/freezer, glazed window to dining room, and obscure glazed breakfast hatch leading to dining room, understairs storage, door opens back to entrance hall.

STAIRS AND LANDING: PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 12' 11" X 11'07" MAX 10'10" MIN: PVC double glazed window to fore, built-in wardrobes, space for double bed and complimenting suite, radiator, door to landing.

BEDROOM TWO: 11'07" X 10': PVC double glazed window to rear, radiator, space for double bed and complementing suite, door back to landing.

BEDROOM THREE: 8'03" X 7' 09": PVC double glazed window to fore, radiator, built-in wardrobe over stairs, space for bed, door to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising of bath with bi-folding glazed splash screen to side, low level WC and wash hand basin, radiator, tiled splash backs, door to storage and back to landing.

REAR GARDEN: Paved patio advances from the accommodation and leads to shrubs and bushes which line the property's perimeter and privatise the accommodation, access is also given to a timber gate opening to side drive, and a timber door opening into garage.

GARAGE 23'10" X 9'10": (Please check suitability for your own vehicle) Glazed windows to side, an electrically-operated up and over garage door opens to fore.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



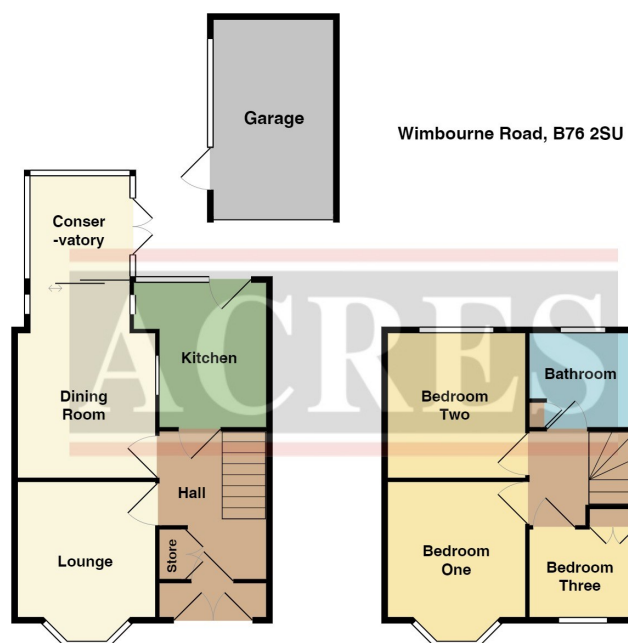
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



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		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		