

ACRES

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- Five bedroomed, extended and converted semi-detached
- Master boasting en-suite shower room
- Well-appointed family bathroom
- Appealing lounge with bow window to fore
- Substantial fitted breakfast kitchen through dining room
- Delightful rear conservatory
- Guest cloakroom/WC and double garage
- Multivehicular drive to fore, excellent corner position with vast space
- Beautiful rear garden with entertainment space
- No onward chain



MORELAND CROFT, MINWORTH, B76 1XZ - PRICE GUIDE £450,000

Flaunting a corner position, this impressively composed, five-bedroomed, semi-detached family home has been thoughtfully converted & extended to offer an abundance of modern living space. Perfectly suited for contemporary family life, the property has undergone vast internal improvement & modernisation, creating a beautifully presented & versatile layout that caters to a variety of buyers. Situated within walking distance of a range of shops on the main road, the home enjoys excellent transport links with numerous bus services providing ease of access to surrounding towns & city centres. Well-regarded schools are conveniently located nearby, making this a prime choice for families. The area also boasts open green spaces, offering a tranquil escape & opportunities for outdoor recreation. This stunning home seamlessly blends comfort, style, & practicality, making it the perfect setting for creating cherished family memories. With its superb location & exceptional living space, it presents a turnkey opportunity for those seeking a forever family home. Benefitting from the provision of gas central heating & PVC double glazing (both where specified), internal rooms currently briefly comprise: porch, entrance hall, delightfully family lounge with bow window to fore, sizeable fitted breakfast kitchen through dining area, understairs storage & an inner hall opening into a guest cloakroom/WC are provided off the kitchen, a rear conservatory completes the ground floor accommodation. To the 1st floor, 5 beautifully proportioned bedrooms are offered, the master boasting en-suite shower room, all further bedrooms are serviced by an appealing family bathroom. Externally, a multivehicular drive leads to the home with lawn to side, a double garage is provided to fore, to the rear, renewed paving together with timber decking & lawn allows for entertaining spaces. To fully appreciate the size and standard within, we highly recommend internal inspection. EPC Rating TBC.

Set back from the road behind a multi vehicular cobble-print drive with lawn to both sides, access is gained into the accommodation via a PVC double glazed French door into:

PORCH:
PVC double glazed window to side, access to storage, double glazed obscure door opens into:

ENTRANCE HALL:
Radiator, stairs off to first floor, door opens to:

FAMILY LOUNGE: 15'01 x 11'10:
PVC double glazed bow window to fore, radiator, space for complete lounge suite, glazed door to:

KITCHEN / DINER: 28'07 x 10'07:
PVC double glazed windows to rear, matching wall and base units with recesses for fridge / freezer, washing machine and dishwasher, integrated oven and grill, edged work surface with sink drainer unit, four ring electric hob with extractor canopy over, tiled splashbacks, radiator, door to under stairs storage, PVC double glazed French doors open to rear conservatory, glazed doors open to lounge and:

SIDE ENTRANCE:
Door opens to WC and to garage.

GUEST CLOAKROOM / WC:
PVC double glazed obscure window to side, low level WC and corner wash hand basin, radiator, tiled splashbacks, door back to hall.

REAR CONSERVATORY: 12'07 x 9'06:
PVC double glazed windows to rear, French doors to rear decking and back into dining room.

STAIRS & LANDING:
Doors open to five bedrooms and a family bathroom.

BEDROOM ONE: 16'11 x 13'09 max / 9'09 min:
PVC double glazed window to fore, space for double bed and complimenting bedroom suite, radiator, door to landing and bi-folding door into:
ENSUITE SHOWER ROOM:
PVC double glazed window to side, suite comprising step-in shower cubicle with sliding splash screen door to fore, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, bi-folding door back to bedroom.

BEDROOM TWO: 13'06 x 8'09:
PVC double glazed window to rear, space for double bed and complimenting bedroom suite, radiator, door back to landing.

BEDROOM THREE: 12'11 x 8'05:
PVC double glazed window to rear, space for double bed and complimenting bedroom suite, having recessed area for shelving, radiator, door back to landing.

BEDROOM FOUR: 12'10 x 8'05:
PVC double glazed window to fore, space for double bed and complimenting bedroom suite, wall recess for shelving, radiator, door back to landing.

BEDROOM FIVE: 9'10 x 6'06:
PVC double glazed window to fore, space for single bed, radiator, door back to landing.

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

REAR GARDEN:
A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's perimeter with access being given to raised timber decking and access back into the property via a side door into side entrance and French doors into conservatory.

DOUBLE GARAGE: 18'08 x 16'05: (please check suitability for your own vehicle use):
Glazed window to side, up and over garage door to fore, door opens to side entrance.

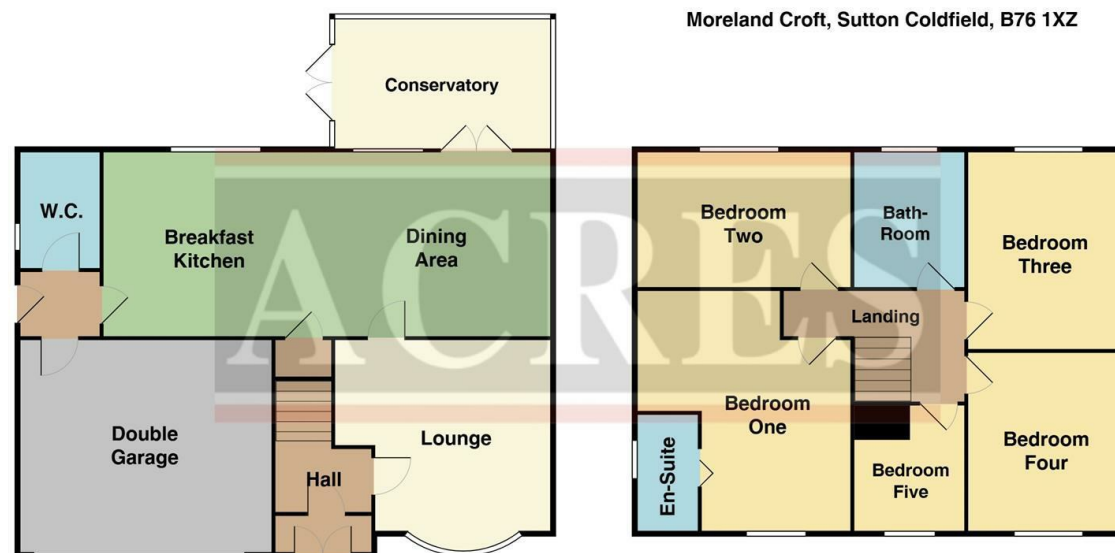


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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

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.