

ACRES

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- Three bedroomed, semi detached family home
- Superb, fully comprehensive family bathroom
- Spacious family lounge
- Considerable fitted breakfast kitchen through dining space
- Well-appointed guest cloakroom/WC
- Multivehicular tarmac drive to fore
- Delightful south-facing rear garden with raised beds
- Excellent position close to amenities
- Beautifully presented throughout
- Cross city rail line nearby



ST. BLAISE AVENUE, WATER ORTON, B46 1RT - PRICE GUIDE £330,000

Nestled in a sought-after, suburban setting with a touch of rural charm, this beautifully presented three-bedroom, semi-detached home offers a perfect blend of modern living and spacious interiors. Designed to accommodate growing families, the property boasts a deceptively generous layout, providing a comfortable and stylish lifestyle. Ideally positioned within walking distance of essential daily amenities, residents will also benefit from a short drive to further comprehensive shopping facilities. The home is well connected, with the Cross City rail line at Water Orton offering convenient access to nearby towns and city centre destinations, while an extensive road network ensures ease of travel. Families will appreciate the proximity to highly-regarded schools catering to all age groups. Additionally, the local area features an array of leisure facilities, including a rugby club, scenic public parks, and welcoming public houses, making it a fantastic place to call home. Previous conversion of the garage extends the home's living accommodation and is complimented by gas central heating and PVC double glazing (both where specified). Further benefits include full front, back & side CCTV, smart LED lighting throughout the ground floor & smart heating via Hive. Internal rooms currently briefly comprise: deep entrance hall, sizeable family lounge with a media-unit-style chimney breast, substantial fitted breakfast kitchen with dining space to fore and a guest cloakroom/WC. To the first floor, three well-proportioned bedrooms are provided, the master having fitted wardrobes and second featuring over-stairs cupboard, a superb, fully comprehensive family bathroom completes the internal accommodation. Externally, a tarmac multivehicular drive leads into the home, to the rear, renewed paving together with lawn and raised garden beds, offers privacy and maturity to the home's border. To fully appreciate the excellent condition within, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a multi vehicular tarmac drive with block paved border, access is given into the accommodation via a PVC double glazed obscure leaded door with windows to side, into:

LARGE ENTRANCE HALL:

Doors open to guest cloakroom / WC, family lounge and extended breakfast kitchen, stairs off to first floor, space is provided for coats and shoe storage.

FAMILY LOUNGE: 17'06 x 11'08:

PVC double glazed French doors with windows to side open to rear garden, space for complete lounge suite, a media-unit-style chimney breast is provided, radiator, door opens back to entrance hall.

EXTENDED FITTED BREAKFAST KITCHEN: 29'10 x 7'06:

PVC double glazed window and door open to rear garden, matching wall and base units with integrated dishwasher, oven, grill and microwave, recesses for washing machine and free-standing, American-style fridge / freezer, edged work surface with four ring induction hob and extractor canopy over, tiled splashbacks, one and a half stainless steel sink drainer unit, radiator, space for dining table and chairs, PVC double glazed windows to fore, door back to entrance hall.

GUEST CLOAKROOM / WC:

PVC double glazed obscure window to side, suite comprising low level WC and vanity wash hand basin, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING:

Doors open to three bedrooms and a fully comprehensive family bathroom.

BEDROOM ONE: 11'05 x 9'05:

PVC double glazed windows to rear, fitted wardrobes, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM TWO: 12'11 x 8'07:

PVC double glazed window to fore, built-in, over-stairs wardrobe, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM THREE: 10'01 x 7'09:

PVC double glazed window to fore, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising step-in shower cubicle with sliding splash screen door to fore, bath, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN:

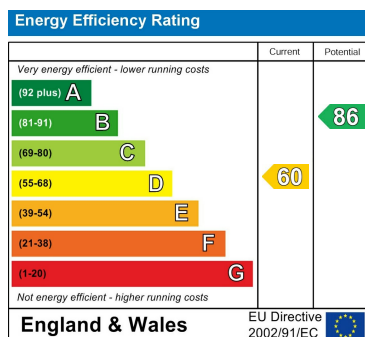
A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line the property's perimeter with access being given back into the home via PVC double glazed French doors to lounge and a single door into fitted breakfast kitchen.



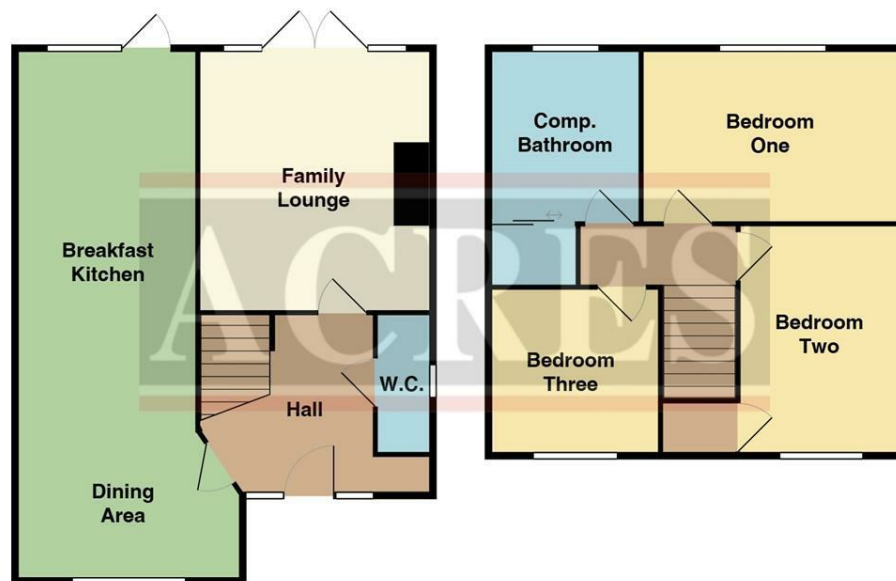
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 313 2888



St Blaise Avenue, Water Orton, B46 1RT



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.