

ACRES

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- Extended, four bedroomed semi detached
- Well-appointed family bathroom
- Spacious lounge to fore
- Superb fitted breakfast kitchen
- Attractive rear conservatory
- Convenient side utility & guest WC
- Single garage with 70 / 30 split door
- Substantial, block paved drive to fore
- Mature, well-maintained rear garden
- Excellent, enviable position



MORELAND CROFT, MINWORTH, B76 1XZ - ASKING PRICE £400,000

Situated in a highly sought-after location, this substantial, four-bedroomed, semi-detached family home in Minworth offers an exceptional opportunity for those seeking space, convenience and potential for further enhancement. Boasting an adjacent position to excellent shopping amenities and facilities, this property is perfectly placed for ease of access to everyday essentials. Families will appreciate the benefit of being within walking distance of well-regarded local schools, while commuters will find vast transport links nearby including major road networks and readily-available bus services on the main road, ensuring seamless travel to surrounding towns and city centres. The home itself is enhanced by PVC double glazing and gas central heating (both where specified), offering comfort and efficiency throughout. Externally, an expansive block-paved driveway provides ample off-road parking, with scope for further extension and modernisation (subject to planning permission), making this an ideal prospect for those looking to tailor a home to their needs. With its unwavering location and generous living space, this property represents an outstanding opportunity for families and investors alike. Viewing is highly recommended to fully appreciate the scope and potential of this fantastic home. Internal rooms currently briefly comprise: porch, entrance hall, spacious family lounge leading to a superb, fitted breakfast kitchen, rear conservatory and utility with guest cloakroom/WC. To the first floor, four well-proportioned bedrooms are provided, the master being dual aspect, a family bathroom services all rooms. Externally, a block paved multivehicular drive is offered with lawn and mature shrubs to side, a 70/30 split door opens to a single garage, to the rear, paving with lawn advances from the home with access being given back into the home via doors to conservatory and utility. EPC Rating C.

Set back from the road behind a multi vehicular block paved drive with lawn and shrubs and bushes to side, access is given into the accommodation via a PVC double glazed composite door with window to side into:

PORCH:

PVC double glazed obscure door opens to:

HALL:

Glazed door opens to lounge, radiator, stairs off to first floor.

FAMILY LOUNGE: 15'01 x 11'10 max:

PVC double glazed bow window to fore, gas fire set upon a granite hearth having matching surround and mantel over, glazed door back to entrance hall and glazed door into:

FITTED BREAKFAST KITCHEN: 15'01 x 10'05:

PVC double glazed patio doors and window to conservatory, matching wall and base units with integrated dishwasher, oven, grill and microwave, recess for free-standing fridge / freezer, granite work surfaces with four ring gas hob and extractor canopy over, sink with draining grooves cut to side, matching upstands, radiator, space for dining table and chairs, glazed door back to lounge and to:

UTILITY: 11'03 x 7'11 max / 3'10 min:

PVC double glazed window and door to rear garden, matching wall and base units with recesses for washing machine, radiator, door opens to garage and to:

GUEST CLOAKROOM / WC:

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

REAR CONSERVATORY: 13'10 x 8'09:

PVC double glazed windows and French doors to rear, space for family suite, patio doors open back into kitchen.

STAIRS & LANDING:

Doors open to four bedrooms and a family bathroom.

BEDROOM ONE: 16'00 x 7'11:

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

BEDROOM TWO: 13'02 x 8'05:

PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 10'07 x 8'05:

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

BEDROOM FOUR: 9'10 x 6'06 max / 3'01 min:

PVC double glazed window to fore, radiator, door to over-stairs cupboard and back to landing.

FAMILY BATHROOM:

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

REAR GARDEN:

A renewed paved patio leads from the accommodation and advances to lawn, mature shrubs and bushes line the property's perimeter with access being given back into the home via French doors to conservatory and a single door into utility.

GARAGE: 18'09 x 7'11: (Please check suitability for your own vehicle use):

70/30 split garage door to fore, space for washing machine, door opens back to utility.

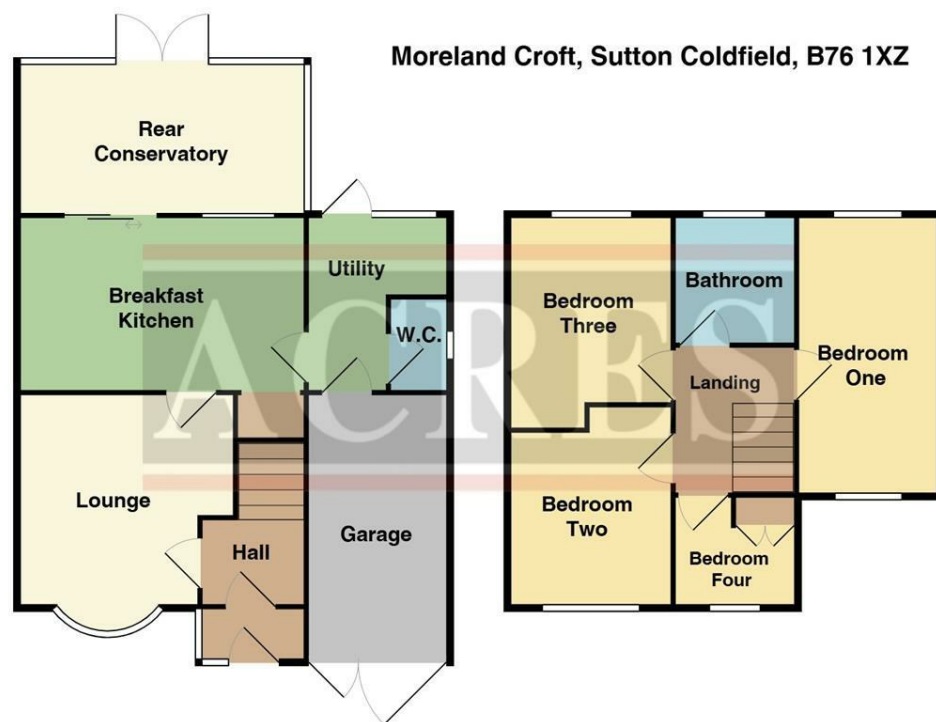


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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		
(81-91) B		82
(69-80) C	69	
(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.