

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Two bedroomed, semi-detached family home
- Well-appointed family shower room
- Spacious lounge with bay window
- Impressive fitted breakfast kitchen through dining
- Multivehicular block paved drive to fore
- Expansive rear garden with lawn
- Rear garden room
- Excellent opportunity for personalisation & extension (stpp)
- Close to well-regarded schooling
- Vast commuter links nearby



LAWRENCE DRIVE, MINWORTH, B76 9AX - ASKING PRICE £270,000

Occupying a substantial plot, this deceptively large two-bedroom semi-detached family home offers a fantastic opportunity for buyers seeking immediate comfort with future potential for personalisation & extension (STPP). Thoughtfully maintained & tastefully updated, the property presents a turnkey-ready living space, complemented by gas central heating & PVC double glazing (both where specified). Internally, the home features well-proportioned rooms designed for modern family living, while externally, the generous plot provides ample space for potential expansion, subject to planning permissions. The spacious garden & surrounding green spaces create a peaceful setting, with nearby walking trails offering a perfect retreat for outdoor enthusiasts. Ideally positioned for convenience, the home is within close proximity to a range of shopping amenities & facilities in Minworth & Sutton Coldfield, ensuring everyday essentials are easily accessible. An extensive network of road links provides seamless access to surrounding towns & Birmingham city centre, making commuting effortless. Additionally, well-regarded schools are located nearby, adding to the home's family appeal. With its generous proportions, modern comforts, & outstanding potential, this is an exciting opportunity for buyers looking to create their dream home in a sought-after location. Briefly comprising: porch, entrance hall, sizeable family lounge with dual-aspect & bay window to fore, a well-proportioned kitchen through dining space is provided with French doors opening to the rear garden. To the 1st floor are 2 attractively proportioned bedrooms, the rear of which allows for a walk-in wardrobe style area, an updated family shower room completes the internal rooms. Externally, a block paved drive provides multiple parking spaces, to the rear, patio advances from the home & into lawn, a rear garden room is obtainable. To fully appreciate the home on offer, we highly recommend internal inspection. EPC C.

Set back from the road behind a multi vehicular block paved drive, access is gained into the accommodation via a PVC double glazed door with window to side into:

PORCH:

An obscure glazed door opens into:

ENTRANCE HALL:

Obscure glazed doors to kitchen and to lounge, stairs off to first floor.

FAMILY LOUNGE: 16'05 x 12'09 max:

PVC double glazed bay window to fore, with window to side, space for complete lounge suite, radiator, obscure glazed door opens back to entrance hall.

FITTED BREAKFAST KITCHEN THROUGH DINING SPACE: 18'08 x 10'02 max:

PVC double glazed French doors with windows to side and to kitchen overlook rear garden, matching wall and base units with recesses for washing machine and fridge / freezer, integrated dishwasher, oven with grill over, matching upstands, roll edged work surfaces with four ring electric induction hob and extractor canopy over, one and a half stainless steel sink drainer unit, radiator, space for dining table and chairs, obscure glazed door back to entrance hall.

STAIRS & LANDING:

Obscure glazed doors open to two bedrooms and a family bathroom, further doors to two storage rooms.

BEDROOM ONE: 16'04 x 8'10:

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

BEDROOM TWO: 11'11 x 10'04:

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

FAMILY SHOWER ROOM:

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

SOUTH-FACING REAR GARDEN:

A patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's perimeter, a brick-built store and outside WC is provided, with access being given to a:

REAR GARDEN ROOM:

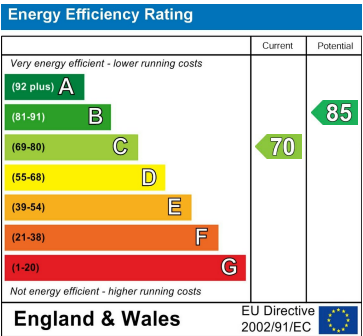
PVC double glazed French doors with windows to side open into the garden room, suitable for lounging and entertaining.



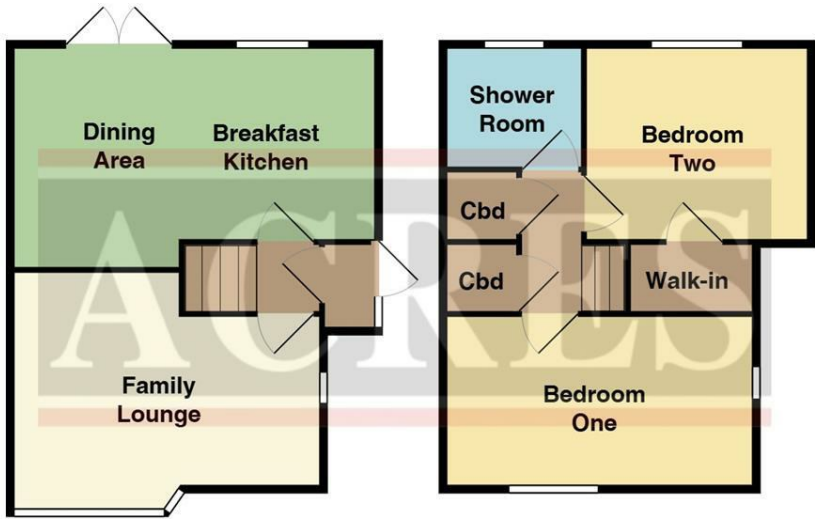
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888



Lawrence Drive, Sutton Coldfield, B76 9AX



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.