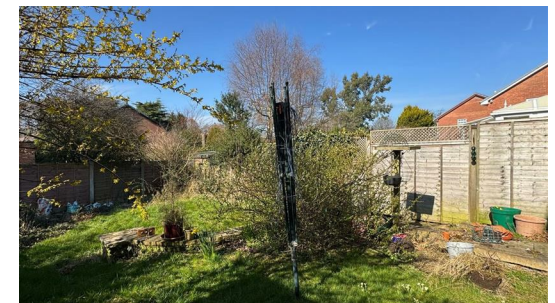


ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- Three bedroomed, semi detached family home
- Nestled within the desirable New Hall estate
- Quiet cul-de-sac position
- Spacious breakfast kitchen through dining area
- Single garage to fore
- Driveway
- Scope for renovation
- Substantial fore garden
- Near well-regarded schools
- Walking distance to readily-available bus services



OLD FORDROVE, NEW HALL, B76 1AQ - OFFERS OVER £290,000

An impressive opportunity is presented within this three-bedroomed, semi-detached and freehold family home nestled on a desirable estate in New Hall, offering a highly sought-after location close to well-regarded schools, shopping amenities and facilities, as well as excellent bus links. A stone's throw from the popular New Hall Valley offering its abundance of natural beauty, walks and trails are easily accessible within a short walk. Reddicap Heath offers daily essential amenities including groceries, a café and restaurant, whilst readily-available bus services ensure ease of commute to surrounding town and city centre locations including: Sutton Coldfield, Walmley & Wylde Green. Vast scope for modernisation within the home to create a bespoke and personalised living accommodation is provided, in tandem with its sunny interior impression, the home is sure to captivate. Benefitting from the provision of gas central heating and glazing (both where specified), internal rooms currently briefly comprise: porch, a spacious living room, perfect for family gatherings and relaxation, a fitted breakfast kitchen with dining space provides ample space for cooking and entertaining. To the first floor are three well-proportioned bedrooms, a family bathroom completes the internal offerings. Additional highlights include a single garage and driveway to fore, offering convenient off-street parking. The good-sized rear garden provides potential for outdoor enjoyment and development. To fully appreciate the accommodation on offer and its opportunity throughout for re-development, we highly recommend internal inspection. EPC Rating TBC.

Set back from the road behind a paved drive with lawn and mature shrubs to sides, access is given into the accommodation via an obscure glazed timber door into:

PORCH: Glazed windows to side, an internal door opens into:

FAMILY LOUNGE: 16'06" x 10'08" Glazed bow window to fore, radiator, gas fire set upon a tiled hearth having brick surround and timber mantle over, radiator, stairs off to first floor and a door opens into:

FITTED BREAKFAST KITCHEN THROUGH DINING: 18'09" x 8'08": Glazed windows to rear, matching wall and base units with recesses for washing machine, cooker and freestanding fridge/freezer, roll edged work surfaces with stainless steel sink/drainage unit, tiled splashbacks, radiator, space for dining table and chairs, glazed door to rear garden.

STAIRS & LANDING: Obscure glazed window to side, return stairs lead to first floor, doors open to three bedrooms, a family bathroom and storage.

BEDROOM ONE: 13'10" x 9'11": Glazed window to fore, radiator, fitted wardrobes, space for double bed and complimenting suite, door back to landing.

BEDROOM TWO: 10'03" x 10'00": Glazed window to rear, radiator, space for double bed and complimenting suite, door to storage and door back to landing.

BEDROOM THREE: 8'05" x 8'04": Glazed window to fore, radiator, door to landing.

FAMILY BATHROOM: Obscure window to rear, suite comprising bath, low level WC and vanity wash hand basin, tiled splashbacks, door back to landing.

REAR GARDEN: Paving advances from the accommodation and leads to lawn, mature shrubs and bushes line the home's perimeter with access being given back into the home via a side, glazed door into breakfast kitchen through dining room.

GARAGE: (Please check suitability for your own vehicle): Up and over garage door to fore.



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)

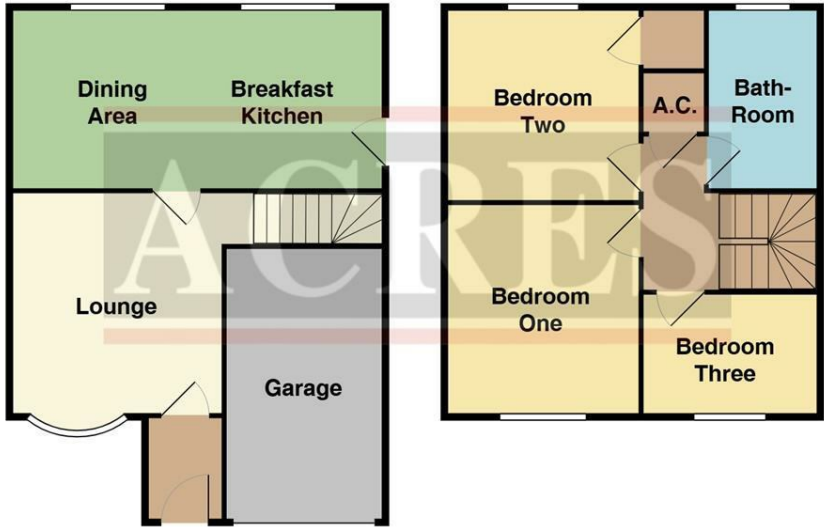
COUNCIL TAX : D

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		
(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		



Old Fordrove, Sutton Coldfield, B76 1AQ



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.