

# ACRES

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

- Four bedroomed, mid terraced family home
- Well-appointed bathroom
- Spacious family lounge to rear
- Attractive dining room with study space
- Sizeable fitted kitchen with french doors
- Deep storage cupboard and guest cloakroom/WC
- Welcoming porch
- Multivehicular drive
- Paved rear garden with garage
- Excellent customisation potential



**NEVILLE WALK, CASTLE VALE, B35 7JJ - ASKING PRICE £255,000**

Situated in the heart of Castle Vale, this well-presented, four-bedroomed, freehold family home offers impressively spacious and highly deceptive internal proportions. With excellent scope for personalisation, this property provides an exciting opportunity for buyers looking to create a bespoke living space tailored to their needs. Educational opportunities are readily available nearby, catering to all age groups, making this home ideal for families. Convenient bus services offer seamless connectivity beyond the estate, providing ease of access to surrounding towns and city centres, including Walmley, Sutton Coldfield and Birmingham. For those who enjoy the outdoors, vast green spaces are just a short walk away offering the perfect setting for exercise, socialising and relaxation. With its generous layout, fantastic potential and excellent location, this home is a superb choice for a variety of buyers. Boasting the provision of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: porch, deep entrance hall, guest cloakroom/WC, fitted kitchen, spacious lounge and dining room all occupy the first floor. Upstairs are four well-proportioned bedrooms with a family bathroom completing the internal accommodation. Externally, a multivehicular block paved drive advances to the home, to the rear, paving continues and progresses to a rear garage. To fully appreciate the home on offer and its internal proportions, we highly recommend internal inspection. EPC Rating TBC.

Set back from the road behind a multivehicular block paved drive, access is gained into the accommodation via a PVC double glazed composite door with obscure windows within and clear glazed windows to side into:

**PORCH:**

An internal glazed door opens into:

**ENTRANCE HALL:**

Doors radiate to guest cloakroom/WC, storage, family lounge, dining room and understairs space, access is provided to a fitted kitchen, radiator, stairs off to first floor.

**FAMILY LOUNGE: 13'03 x 12'05:**

PVC double glazed window to rear, space for complete lounge suite, radiator, door back to entrance hall.

**DINING ROOM: 12'04 x 9'11:**

PVC double glazed window to fore, space for dining table and chairs, radiator, door back to entrance hall.

**FITTED KITCHEN: 13'02 x 9'04:**

PVC double glazed French doors open to rear garden, matching wall and base units with recesses for fridge/freezer, dryer, washing machine and dishwasher, integrated oven, roll edged work surfaces with integral four ring gas hob having extractor over, stainless steel sink drainer unit, access is given back to hall.

**GUEST CLOAROOM / WC:**

Glazed obscure window overlooks porch, suite comprising low level WC, electric radiator, door back to entrance hall.

**STAIRS & LANDING:**

Doors open to four bedrooms, storage and a family bathroom.

**BEDROOM ONE: 12'05 x 10'01:**

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

**BEDROOM TWO: 13'05 x 9'06:**

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

**BEDROOM THREE: 11'06 x 9'06:**

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

**BEDROOM FOUR: 12'05 x 6'06:**

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

**BATHROOM:**

PVC double glazed obscure window to rear, suite comprising bath, low level WC and vanity wash hand basin, panelled splashbacks, ladder style radiator, door back to landing.

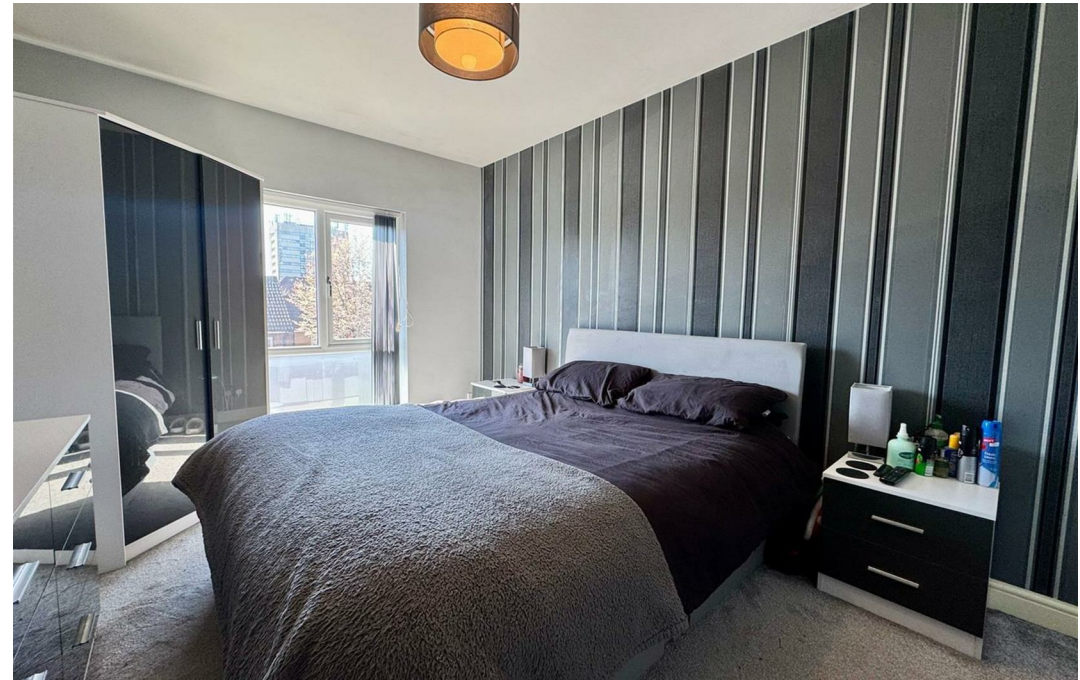
**REAR GARDEN:**

Paved patio advances from the accommodation and leads to a rear garage.

**REAR GARAGE: (Please check suitability for your own vehicle):**

Door opens back to rear garden, 50 / 50 split door opens to a rear road.







**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

Energy Efficiency Rating	
	Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
<i>Not energy efficient - higher running costs</i>	
<b>England &amp; Wales</b>	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.