

ACRES

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- ***LARGE PLOT WITH EXTENSION POTENTIAL (STPP)***
- Three, double bedrooomed, detached family home
- Well-appointed bathroom & separate WC
- Spacious lounge through rear dining area
- Attractive fitted kitchen with storage
- Paved drive leading to single garage
- Paved patio to lawn
- Vast potential to considerable, side lawn space
- Excellent position close to amenities
- Well-regarded schooling nearby



DOVEBRIDGE CLOSE, SUTTON COLDFIELD, B76 2UH - OPEN TO OFFERS £350,000

*****LARGE PLOT WITH EXTENSION POTENTIAL***** This three-bedroomed, detached and freehold family home is ideally situated in a highly sought-after and centrally located estate in the desirable suburb of Walmley. Perfectly placed for family living, the property is within easy walking distance of a range of well-regarded schools catering to all age groups. A wealth of local amenities including fresh daily groceries, take-out restaurants and various conveniences, are just a short stroll from the property's doorstep, ensuring everyday needs are easily met. Commuting is also made simple with regular bus services providing direct links to surrounding areas such as Sutton Coldfield, Wylde Green and Birmingham city centre. Offering excellent scope for internal redevelopment and extension (subject to the necessary planning permissions), the property benefits from gas central heating and PVC double glazing (both where specified). The ground floor accommodation comprises a welcoming entrance hall, a spacious family lounge that flows through to a rear dining area, and an attractive fitted kitchen complete with useful storage solutions. Upstairs, the first floor offers three well-proportioned double bedrooms, all of which are served by a family bathroom and a separate WC, providing additional convenience for busy households. Externally, the home is approached via a paved driveway leading to a single garage, ensuring ample off-road parking. To the rear, a paved patio extends from the kitchen side door and opens onto a lawned garden, while a generous plot to the side of the property presents an exciting opportunity for future extension or redevelopment (subject to planning). With its prime location, versatile layout, and huge potential for improvement, this fantastic family home must be viewed to be fully appreciated. Internal inspection is highly recommended to explore all that is on offer. EPC Rating TBC.

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

PORCH:

Glazed windows to side with a timber glazed door opening to:

FAMILY LOUNGE THROUGH DINING AREA: 19'08 x 11'11 max / 8'11 min:

PVC double glazed leaded windows to fore and to rear, fire set upon a granite hearth having matching surround and timber mantel over, radiators, space for complete lounge suite and dining table with chairs, stairs off to first floor, door into:

FITTED KITCHEN: 11'03 x 7'02:

PVC double glazed leaded windows to rear and door to side, matching wall and base units with recesses for washing machine and fridge, integral oven, roll edged work surface with four ring gas hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, door to storage and door back to dining room / lounge.

STAIRS & LANDING:

PVC double glazed leaded window to side, doors open to three bedrooms, a family bathroom and WC, radiator.

BEDROOM ONE: 12'03 x 10'09:

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

BEDROOM TWO: 10'09 X 10'03:

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

BEDROOM THREE: 9'06 x 9'00:

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

FAMILY BATHROOM:

PVC double glazed leaded obscure windows to side and to rear, suite comprising bath with splash screen door to side and pedestal wash hand basin, tiled splashbacks, radiator, door back to landing.

WC:

PVC double glazed obscure leaded window to side, suite comprising low level WC, radiator, door back to landing.

REAR GARDEN:

A paved patio advances from the accommodation and leads to lawn, a scattering of mature shrubs and bushes lines the property's perimeter with access being given down to the side of the home and a generous plot suitable for extension / renovation, subject to relevant planning permissions.

GARAGE: (Please check suitability for your own vehicle usage):

An up and over door to fore, a glazed side door opens to side.



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)

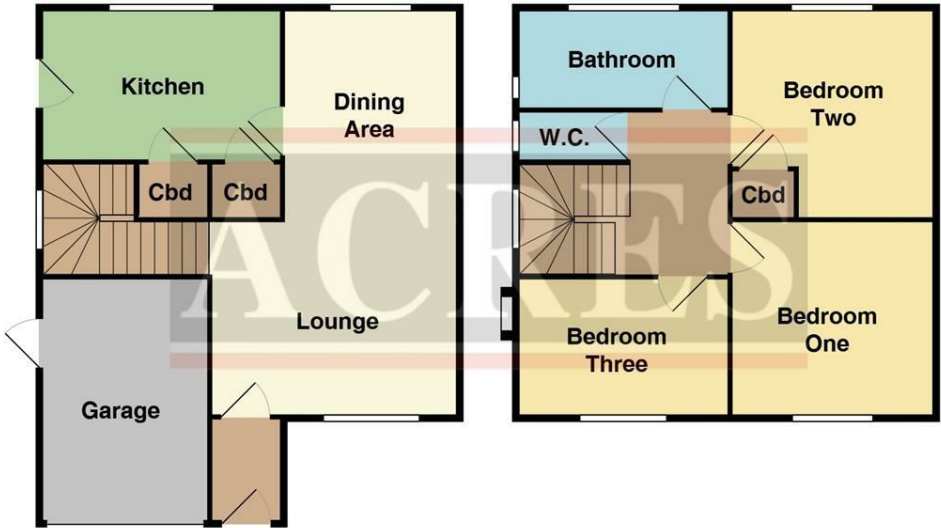
COUNCIL TAX : D

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		



Dovebridge Close, Sutton Coldfield, B76 2UH



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.