ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- No onward chain
- Three double bedrooms
- Sizeable family shower room
- Considerable lounge through dining room
- Impressive rear conservatory
- Well-appointed kitchen
- Multivehicle block paved drive
- Private and mature rear garden
- Single garage
- Close to local amenities

HADLEIGH CROFT, WALMLEY, B76 1XF - ASKING PRICE £315,000

Set within a popular and well-regarded position in Sutton Coldfield, this three-bedroomed, semi-detached freehold family home is offered with no onward chain and presents an excellent opportunity for buyers seeking a property with scope to personalise and enhance to their own taste. Ideally located within walking distance of sought-after schooling and close to a wealth of everyday amenities, the property combines superb potential with a highly convenient setting. Minworth's extensive range of retail facilities is available nearby, while further comprehensive shopping, cafés, public houses, pharmacies and beauticians can be found along Walmley's popular high street. Readily-available bus services provide convenient commuting throughout the local area and beyond, with major road networks also easily accessible. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a welcoming porch, open plan family lounge leading through to a rear dining room, an appealing conservatory, and a fitted kitchen completing the ground floor. To the first floor, the property offers three double bedrooms together with a generous shower room, presenting excellent potential to create a fully comprehensive family bathroom. Externally, the home is approached via a block paved driveway with lawn to side, alongside a single garage. To the rear, the garden is laid mainly to lawn, bordered by mature shrubs and bushes, with a patio providing ideal space for outdoor dining and entertaining. Offering exceptional scope, a desirable location and excellent family credentials, this home must be viewed internally to fully appreciate the opportunity on offer. EPC Rating C.

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

PORCH: PVC double glazed windows to side, an internal door opens to:

FAMILY LOUNGE: 15'00 x 10'09: PVC double glazed window to fore, electric fire set upon a tiled hearth having tiled surround, space for complete lounge suite, radiator, door to porch, stairs off to first floor, access is also provided into:

DINING ROOM: 9'09 x 8'07: Sliding door opens to rear conservatory, radiator, space for dining table and chairs, door to kitchen and access is provided back to lounge.

CONSERVATORY: 10'00 x 9'00: PVC double glazed windows to rear, sliding door opens to garden, and sliding doors back to dining room.

FITTED KITCHEN: 8'07 x 8'06: PVC double glazed window to rear, obscure door to side, matching wall and base units with recesses for washing machine and fridge, integral oven with grill over, roll edged work surface with one and a half sink drainer unit, tiled splashbacks, four ring gas hob with extractor canopy over, door to under stairs storage, radiator, door back to dining room.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms, a family shower room and storage.

BEDROOM ONE: 11'11 x 9'11: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

BEDROOM TWO: 9'11 x 9'02: PVC double glazed window to rear, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

BEDROOM THREE: 8'09 x 8'05: PVC double glazed window to fore, space for bed and complementing suite, fitted wardrobe, radiator, door back to landing.

SHOWER ROOM: PVC double glazed obscure window to side and to rear, suite comprising shower with splash screen doors, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border with access being given back into the home via a sliding door to conservatory and a side PVC double glazed obscure door to kitchen.

GARAGE: 16'04 x 8'00: (please check suitability for your own vehicle use): Up and over garage door to fore.

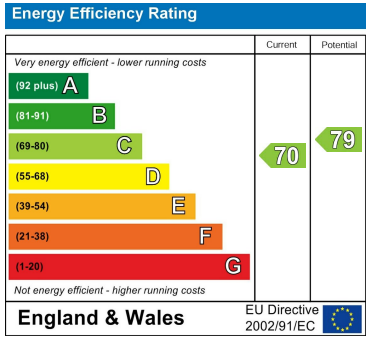
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

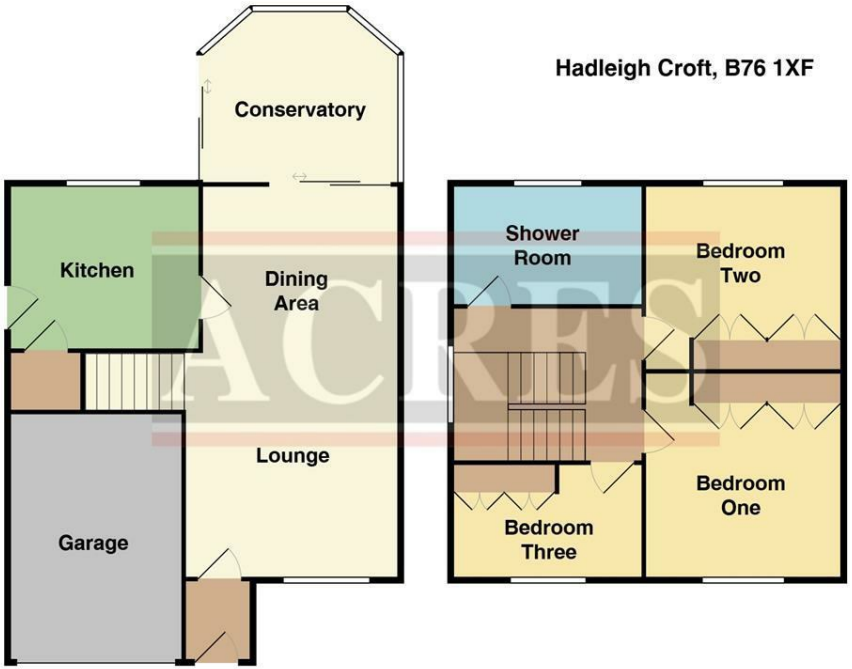
The Property Ombudsman

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 BAND: C **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.