



CHURCH LANE, MIDDLETON, B78 2AL
ASKING PRICE £650,000



Set within the heart of Middleton, this four-bedroomed, detached freehold family home occupies a generously sized & enviable plot, offering fantastic potential for personalisation & extension (stpp). The home enjoys a peaceful & picturesque location that combines village charm with practical living, making it ideal for a variety of prospective purchasers. Middleton itself boasts a warm & welcoming community atmosphere & is home to a range of local amenities including an everyday store, traditional public house, local school & historic church — all of which are within easy walking distance. Tucked discreetly behind the home's imposing façade lies a charming green space & park, perfect for young families & those who enjoy tranquil outdoor living. Internally, the property has been cleverly reconfigured, adapted & tastefully improved during its current tenure, with the resulting accommodation reflecting thoughtful design & attention to detail. Benefitting from central heating & PVC double glazing (both where specified), the internal layout currently comprises: a deep & inviting entrance hall, a dual-aspect family lounge offering a light & airy feel, a fitted breakfast kitchen which opens into a practical utility space, a separate dining room, & a dedicated office/study ideal for remote work. A well-appointed shower room completes the ground floor. To the 1st floor, 4 generously-sized bedrooms offer ample space for family life, each room bathed in natural light & offering flexible use. A comprehensive family bathroom services all bedrooms, completing the internal accommodation. Externally, the property is approached via a tarmac driveway accessed through 50/50 split metal gates, with well-tended lawns & established shrubbery framing the frontage. A single garage sits to the side of the home, while the private rear garden features pruned borders and a garden room. Internal viewing essential to fully appreciate the lifestyle & potential on offer. EPC Rating C.

Set back from the road behind a tarmac drive and boasting metal, 50 / 50 split gates, mature lawns and privacy-boosting trees and shrubs to borders, access is gained into the home via a PVC double glazed, obscure door with windows to side into:

ENTRANCE HALL:

Doors radiate to a dual aspect family lounge, fitted breakfast kitchen,



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dining room, shower room and office, radiator, stairs lead to first floor.

DUAL ASPECT FAMILY LOUNGE: 23'11 x 13'11:

PVC double glazed bow window to fore, french doors with windows to side opens to rear garden, space for complete lounge suite, fire on a tiled hearth with brick surround, radiators, door back to entrance hall.

FITTED BREAKFAST KITCHEN: 13'04 x 11'10:

PVC double glazed window to rear, integrated fridge/freezer, oven with top microwave/oven over and dishwasher, roll edged work surfaces with electric four ring hob and extractor over, stainless steel sink drainer unit, kitchen island providing space for dining, tiled splashbacks, radiator, door back to entrance hall and door into:

UTILITY: 9'07 x 6'09:

PVC double glazed door with window to side opens to rear garden, matching wall and base units with recess for washing machine, roll edged work surface with rounded stainless steel sink drainer, tiled splashbacks, door back to kitchen.

DINING ROOM: 11'10 x 11'01:

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

OFFICE / STUDY: 8'09 x 8'05:

PVC double glazed window to fore, radiator, door back to entrance hall.

SHOWER ROOM:

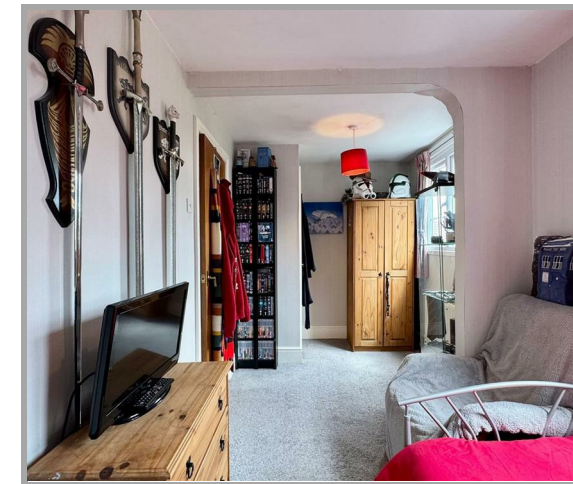
Suite comprising step-in shower cubicle, low level WC and corner wash hand basin, ladder style radiator, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING:

PVC double glazed window to fore, doors open to four bedrooms and a fully comprehensive, family bathroom, radiator.

BEDROOM ONE: 18'02 x 13'10:

PVC double glazed dormer style windows to fore and to rear, fitted



TENURE: We have been informed by the vendor the property is Freehold: .

Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.

Council Tax Band: G Council: North Warwickshire BC





wardrobes, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM TWO: 11'10 x 10'02:

PVC double glazed dormer style window to fore, space for double bed and complimenting suite, eaves storage, radiator, door to landing.

BEDROOM THREE: 11'10 x 7'09:

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

BEDROOM FOUR: 16'00 x 6'09:

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

COMPREHENSIVE FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath, step in shower cubicle, vanity wash hand basin and WC, tiled splashbacks, ladder style radiator, door back to landing.

GARDEN:

Paving advances from the home and into a delightfully well-tended lawn, impressively maintained, shrubbed borders line and privatise the home with access being provided into:

Garage: 20'09 x 12'06: (please check suitability for your own vehicle use): Up and over garage door to fore, PVC double glazed obscure door to garden.

GARDEN ROOM: 18'08 x 12'09:

PVC double glazed window and door open to garden, two electric wall-mounted radiators.



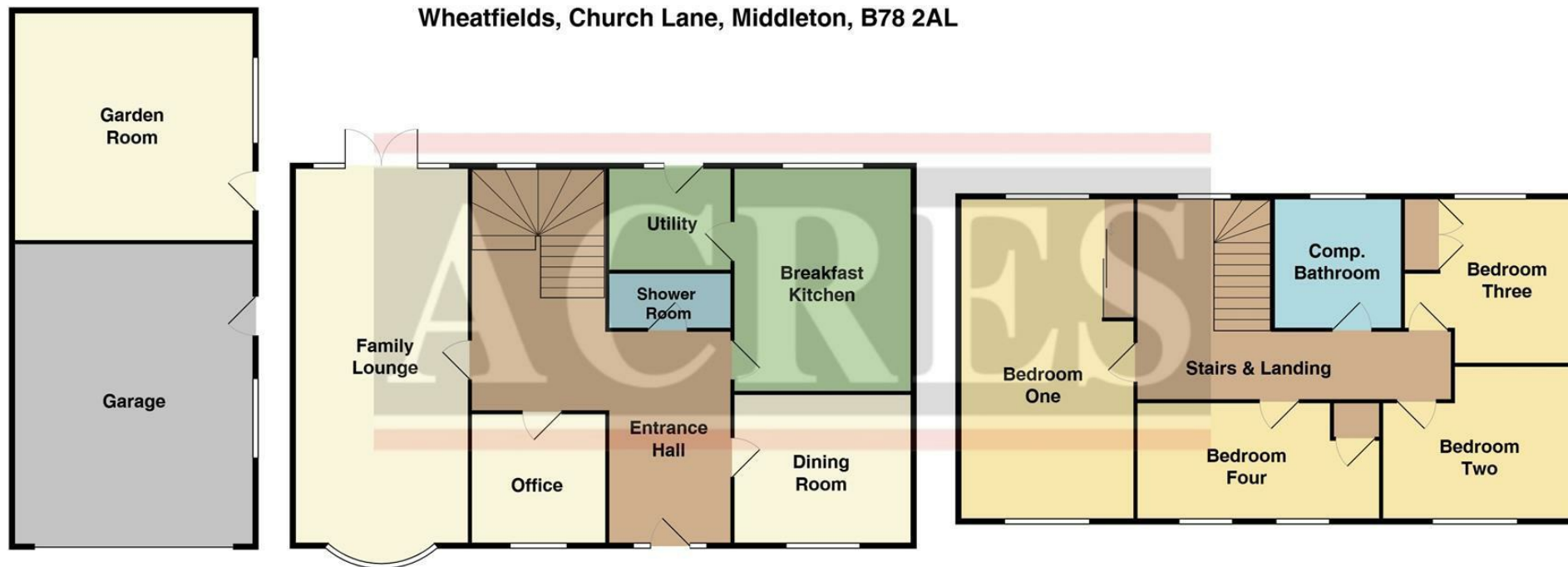
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Wheatfields, Church Lane, Middleton, B78 2AL



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	83
(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	

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.