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



- NO ONWARD CHAIN
- Three bedroomed, mid-terraced home
- Well appointed bathroom
- Spacious family lounge
- Breakfast kitchen with dining space
- Rear conservatory
- Front garden
- Private rear garden
- Close to local amenities
- Superb potential within





STORNOWAY ROAD, CASTLE VALE, B35 6NJ - ASKING PRICE £205,000

Ideally positioned within Castle Vale, this deceptively spacious three bedroomed, mid-terraced freehold home offers an excellent opportunity for buyers seeking a property with superb potential to modernise and customise to their own tastes. Offered with no onward chain, the home is conveniently located within walking distance of a range of amenities, schooling and transport links, providing easy access throughout the local area and beyond. Benefitting from warm air heating and PVC double glazing (both where specified) the accommodation briefly comprises: entrance hall, spacious family lounge with bow window to the fore, well-appointed fitted kitchen with dining area, rear conservatory, three generously proportioned bedrooms and family bathroom. Externally, the property is approached via a paved pathway with ornamental garden to the side. The rear continues with paved seating and established shrubs and bushes lining the boundaries, with a timber gate providing access to the rear. Offering generous accommodation, excellent potential and a convenient location, this property is ideally suited to buyers looking to create a home to their own specification. An internal inspection is highly recommended to fully appreciate the space and potential on offer. EPC Rating C.

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

ENTRANCE HALL: Stairs off to first floor, space is provided for storage, an obscure glazed door opens to:

FAMILY LOUNGE: 15'00 x 13'06: PVC double glazed bow window to fore, space for complete lounge suite, electric fire set upon a granite hearth having matching surround and mantel over, obscure glazed door back to entrance hall, door to under stairs storage and glazed door to:

DINING ROOM / FITTED BREAKFAST KITCHEN: 17'09 x 9'04: PVC double glazed window to rear with sliding patio doors opening to rear conservatory, matching wall and base units with recesses for fridge / freezer, washing machine and oven, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, door to airing cupboard, space for table and chairs, glazed door back to lounge.

REAR CONSERVATORY: 10'03 x 5'09: PVC double glazed window to rear, space for lounging and dining suite, PVC double glazed sliding patio doors open back to dining room / fitted breakfast kitchen.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms, a family bathroom and airing cupboard.

BEDROOM ONE: 12'04 x 11'06 max / 10'10 min: PVC double glazed window to fore, space for double bed and complementing suite, warm air heating, door back to landing.

BEDROOM TWO: 12'04 x 11'01 max / 10'10 min: PVC double glazed window to rear, space for double bed and complementing suite, warm air heating, door back to landing.

BEDROOM THREE: 8'08 x 7'07: PVC double glazed window to fore, space for bed and complementing suite, warm air heating, door to over stairs storage and door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, pedestal wash hand basin and low level WC, tiled splashbacks, warm air heating, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes with lawn privatise the property's border with access being given to the back of the home via a wooden gate, access is gained back into the home via PVC double glazed doors to conservatory.















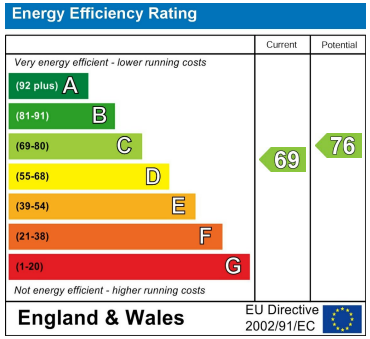
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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: B COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





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.