ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- UNEXPECTEDLY BACK TO MARKET!
- Three bedroomed family home
- Impressive shower room
- Spacious family lounge
- Fitted breakfast kitchen
- Large entrance porch
- Paved front garden
- Rear garden with off-road parking & single garage
- Close to local amenities
- Excellent transport links





RUISLIP CLOSE, CASTLE VALE, B35 6JW - OFFERS AROUND £215,000

This three-bedroom freehold home in Castle Vale presents an exciting opportunity for immediate move-in upon completion, whilst also offering no onward chain. Benefitting from recent partial updates, the property provides a superb blank canvas, allowing buyers to tailor the space to their own tastes and requirements. Well-placed for families, the home enjoys close proximity to local schools for all ages, everyday shopping amenities, and a wide range of transport links, making it ideal for a variety of prospective purchasers. The home is equipped with gas central heating and PVC double glazing (both where specified). Internally, accommodation briefly comprises a welcoming porch, a generously sized family lounge, and an inner hall leading through to a spacious fitted breakfast kitchen with useful understairs storage. Upstairs, three well-proportioned double bedrooms are offered, alongside a family shower room and multiple storage areas, ensuring both comfort and practicality. Externally, a paved path leads to the front of the home, while the rear garden is designed with both paved and lawned sections, complete with 50/50 split timber gates that allow for off-road parking. A single garage with up-and-over door to the fore further enhances the property's appeal, providing additional parking or storage options. This versatile home, combining immediate liveability with potential for further modernisation, is highly recommended for internal inspection to appreciate the opportunities it holds. EPC Rating C. We believe that the property is of non standard construction.

Set back from the road behind a public path, a private paved path with lawn and timber fencing to side allows for access into the property via a PVC double glazed obscure door with window to side into:

PORCH:
PVC double glazed obscure window to side, glazed door with windows opens into:

FAMILY LOUNGE: 19'00 x 12'02:
PVC double glazed window to fore, space for complete lounge suite, radiator, door to porch and to:

INNER HALL:
Stairs off to first floor, access is provided into:

FITTED BREAKFAST KITCHEN: 18'11 x 9'02:
PVC double glazed windows to rear, patio doors to side, matching wall and base units with recesses for cooker and washing machine, roll edged work surface with tiled splashbacks, stainless steel one and a half sink drainer unit, radiator, space for dining table and chairs, extractor canopy over, door to understairs storage and access back to inner hall.

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

BEDROOM ONE: 12'03 x 11'02:
PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 11'02 x 9'03:
PVC double glazed window to rear, door to overstairs storage, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'04 X 7'08:
PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

SHOWER ROOM:
PVC double glazed obscure window to rear, suite comprising shower, low level WC and wash hand basin, tiled splashbacks, ladder style radiator, door back to landing.

REAR GARDEN:
A patio advances from the accommodation and leads to lawn, timber fencing lines and privatises the property's perimeter with access being given to a 50/50 split timber gate, providing off-road parking access, access is also provided to a:

SINGLE GARAGE: (Please check suitability for your own vehicle use):
Up and over garage door opens to a rear road.















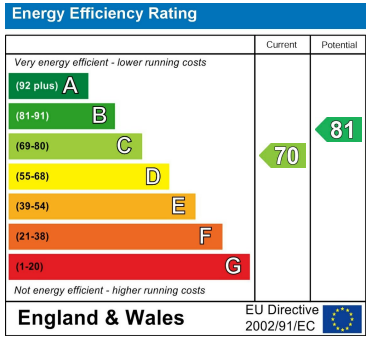
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

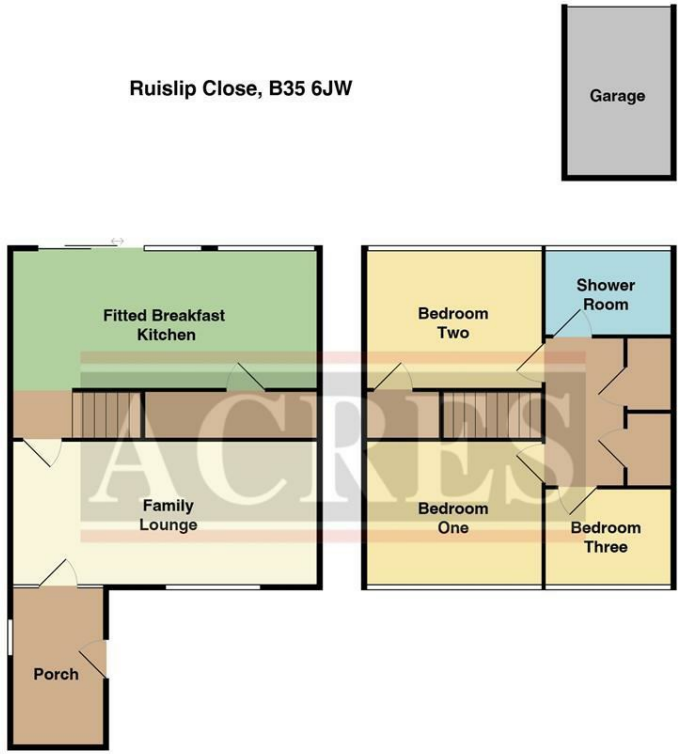
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: A 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.