

ACRES

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- Extensively modernised
- Three double bedrooms
- Well-appointed shower room
- Sizeable family lounge
- Superb fitted breakfast kitchen
- Entrance hall and utility
- Multivehicle drive to fore with car gates
- Immaculate rear garden
- Close to local amenities
- Impressively updated throughout



MANBY ROAD, CASTLE VALE, B35 6HT - OFFERS OVER £230,000

Beautifully updated and extensively modernised throughout, this superb three-bedroom freehold end-terraced family home offers exceptionally generous living accommodation, perfectly suited to the needs of modern family life. Situated in the ever-popular Castle Vale area, the property enjoys a convenient location within walking distance of a variety of local amenities, well-regarded schools, shopping parks and regular bus services, whilst also benefiting from excellent access to major road networks. Thoughtfully improved by the current owners, the home benefits from gas central heating and PVC double glazing (both where specified), together with insulated internal walls, providing enhanced comfort, warmth and energy efficiency. The well-appointed accommodation briefly comprises a welcoming entrance hall, a practical utility room, an impressive fitted breakfast kitchen offering ample space for everyday dining, and a superb family lounge ideal for relaxing and entertaining. To the first floor are three excellent double bedrooms, a stylish contemporary shower room and multiple useful storage cupboards. Externally, the property is approached via a block-paved driveway providing off-road parking, complemented by secure vehicle and pedestrian gates to the front. To the rear, the beautifully maintained garden has been thoughtfully landscaped to create a wonderful outdoor space, featuring a generous lawn, paved patio seating area and attractively stocked flower beds with seasonal planting. Offering spacious, move-in-ready accommodation in a highly convenient location, this exceptional family home can only be fully appreciated by way of an internal inspection, which is highly recommended. EPC Rating D.

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

ENTRANCE HALL: PVC double glazed obscure window to side, space for storage, radiator, door to utility and a glazed door opens to:

SIZEABLE FITTED BREAKFAST KITCHEN: 18'07 x 11'05: PVC double glazed windows to fore, matching wall and base units with integral dishwasher, fridge, freezer, wine fridge and oven, roll edged work surface with one and a half stainless steel sink drainer unit, five ring gas hob having extractor canopy over, matching upstands, space for dining table and chairs, radiator, door to family lounge, glazed door back to entrance hall and stairs off to first floor.

FAMILY LOUNGE: 18'06 x 12'00: PVC double glazed window to rear, space for complete lounge suite, radiator, PVC double glazed door opens to rear garden, door back to breakfast kitchen.

UTILITY: 5'04 x 4'10: Base units with recesses for washing machine and dryer, roll edged work surface over, space for storage and door back to entrance hall.

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

BEDROOM ONE: 12'01 x 10'11: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobe, radiator, door back to landing.

BEDROOM TWO: 10'10 x 9'00: PVC double glazed window to fore, space for double bed and complementing suite, built-in over-stairs wardrobe, radiator, door back to landing.

BEDROOM THREE: 9'01 x 7'08: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

FAMILY SHOWER ROOM: PVC double glazed obscure window to fore, suite comprising shower with splash screen doors, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

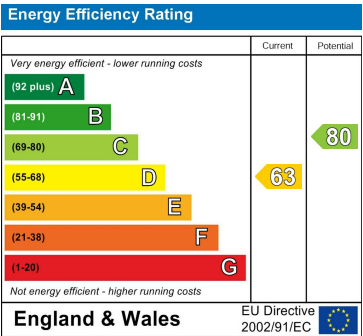
REAR GARDEN: A paved patio advances from the accommodation and leads to well-tended lawn, mature and beautifully-lined perimeters offer garden beds with seasonal planting, access is given back into the home via French doors to family lounge.



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



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.