ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Three bedroomed, semi detached home
- Well-appointed bathroom
- Spacious lounge
- Appealing fitted breakfast kitchen
- Single garage
- Multivehicle drive to fore
- Impressive rear garden laid to lawn
- Close to local amenities
- No onward chain
- Vast scope for personalisation and extension (stpp)

GEESON CLOSE, CASTLE VALE, B35 6NU - OFFERS OVER £250,000

A well-presented and impressively positioned three-bedroom freehold family home in the heart of Castle Vale, offered with no onward chain and occupying a sought-after residential setting with excellent scope for future personalisation and extension, subject to the necessary planning permissions. Ideally located within walking distance of a wide range of amenities including local schooling, everyday convenience shops and larger retail offerings, the property also benefits from superb transport connectivity, with frequent bus services and convenient access to major road networks providing straightforward links into Birmingham and surrounding areas. Internally, the home is enhanced by gas central heating and PVC double glazing (both where specified), and briefly comprises a welcoming porch, entrance hall, spacious family lounge with understairs storage, and a fitted breakfast kitchen with space for dining. To the first floor are three well-proportioned bedrooms together with a family bathroom. Externally, the property is approached via a tarmac driveway providing off-road parking and access to a single garage. The rear garden features a generous lawn bordered by mature shrubs and planting, complemented by a paved patio area ideal for outdoor dining and relaxation. A superb opportunity for first-time buyers, families, or investors alike, this home offers strong potential in a convenient and well-connected location and is highly recommended for internal inspection. EPC Rating C.

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

PORCH: Space is provided for storage, a timber obscure glazed door with window to side opens into:

ENTRANCE HALL: Obscure door to lounge, door to garage, stairs off to first floor.

FAMILY LOUNGE: 14’11 x 13’05: Double glazed bow window to fore, space for complete lounge suite, radiator, door to under stairs storage, glazed door opens back to entrance hall, access is provided to:

FITTED BREAKFAST KITCHEN: 17’09 x 9’05: PVC double glazed patio door and window open to rear garden, matching wall and base units with recess for American-style fridge / freezer, integral oven with grill over, roll edged work surfaces with stainless steel sink drainer unit, five ring gas hob with extractor canopy over, tiled splashbacks, radiator, space for breakfast / dining table and chairs, access is provided back to lounge.

STAIRS & LANDING TO FIRST FLOOR: Double glazed obscure window to side, doors open to three bedrooms, family bathroom and storage.

BEDROOM ONE: 12’02 x 11’07: Double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 11’01 x 9’11: Double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8’09 x 7’08: Double glazed window to fore, space for bed and complementing suite, radiator, door to over-stairs storage and door back to landing.

FAMILY BATHROOM: Double glazed obscure window to rear, suite comprising bath, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to a prominent lawn, mature shrubs and bushes line and privatise the property’s border with access being given back into the home via PVC double glazed sliding patio doors opening into breakfast kitchen, access is also given down to the side and to a:

SINGLE GARAGE: 17’07 x 7’08: (please check suitability for your own vehicle use): Glazed window to rear with door opening to garden, 50/50 split doors open to fore and an internal door opens to entrance hall.

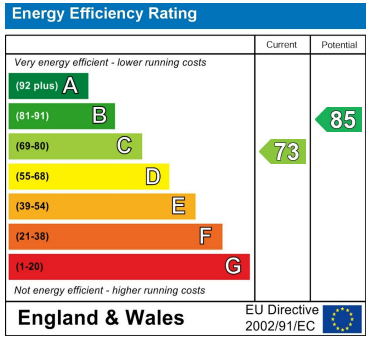
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

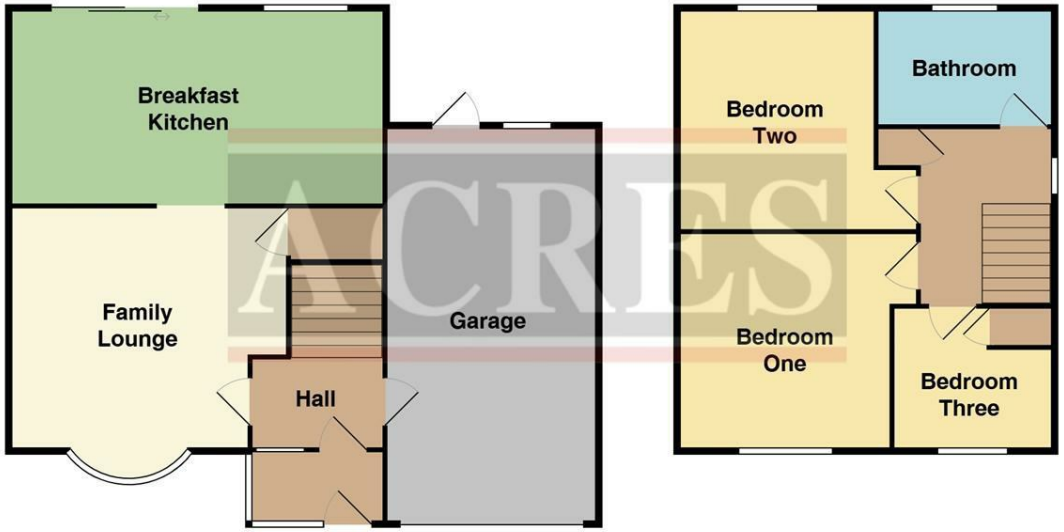
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888



Geeson Close, B35 6NU



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.