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, extended semi-detached
- Well-appointed family bathroom
- Fitted breakfast kitchen
- Spacious lounge/dining room
- Extended family area
- Guest cloakroom/WC & porch
- Multivehicle drive with single garage
- Lawned, sweeping rear garden
- Excellent corner position

ASHFORD DRIVE, WALMLEY, B76 1EN - ASKING PRICE £320,000

A generously proportioned, extended three-bedroom semi-detached family home, occupying an enviable plot in the highly regarded area of Walmley, with the added benefit of the rear garden backing directly onto Pype Hayes Golf Course. Offering well-balanced internal accommodation, neutral and contemporary décor throughout, and the advantage of being offered for sale with no onward chain, this attractive home provides an excellent opportunity for a family looking to move straight in and make the most of its spacious surroundings. The property is ideally positioned within walking distance of the amenities and facilities available along Walmley's popular High Street, together with well-regarded schooling and readily available bus services providing convenient access to surrounding areas and Birmingham city centre. Benefitting from gas central heating and PVC double glazing, both where specified, the accommodation briefly comprises: a welcoming porch, entrance hallway, spacious family dining room/lounge, which in turn leads through to a useful rear extended family room, fitted breakfast kitchen and guest cloakroom/W.C. To the first floor are three well-proportioned bedrooms, together with a delightful family bathroom. Externally, the property continues to impress, with a generous frontage providing multi-vehicle off-road parking and access to a single garage. The rear garden is predominantly laid to lawn, with established shrubs and bushes providing a natural border, while the open aspect beyond leads towards Pype Hayes Golf Course. Offering generous proportions, a desirable location and the convenience of no onward chain, this is a home that is sure to appeal to a wide range of prospective purchasers. To fully appreciate the accommodation, plot and setting on offer, internal inspection is highly recommended. EPC Rating C.

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

PORCH: PVC double glazed window overlooks front drive, an obscure glazed internal door opens to:

ENTRANCE HALL: Doors open to a guest cloakroom / WC, lounge through dining area and kitchen, radiator, stairs off to first floor.

LOUNGE / DINING AREA: 17'00 x 10'03: Space is provided for a complete lounge suite or dining table and chairs, radiator, door back to entrance hall and access is provided to:

FAMILY ROOM: 16'07 x 9'08: PVC double glazed French doors open to rear garden, space for further family suite or dining set, radiator, access is provided back to lounge and a door opens to:

FITTED BREAKFAST KITCHEN: 20'08 x 6'02: PVC double glazed window to side having obscure glazed door, matching wall and base units with recesses for fridge / freezer, washing machine, dryer and cooker, edged work surface with stainless steel sink drainer unit, tiled splashbacks, radiator, space for breakfast table and chairs, door back to family room and to entrance hall.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising low level WC and wash hand basin, door back to entrance hall.

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

BEDROOM ONE: 13'00 x 10'01: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

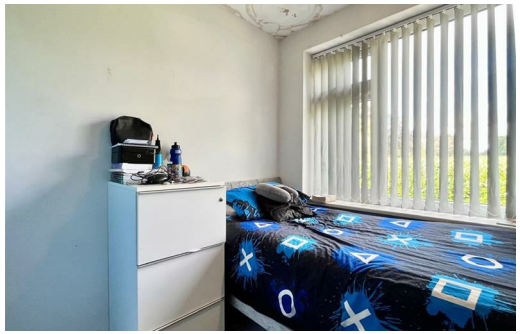
BEDROOM TWO: 10'06 x 8'04: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'05 x 6'06: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising P-shaped bath with glazed splash screen door, low level WC and pedestal wash hand basin, tiled splashbacks, ladder-style radiator, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border with access being given back into the home via doors to family room, access is also provided to the side of the home and a:

SINGLE GARAGE: (please check suitability for your own vehicle use): 50/50 split doors to fore, obscure glazed windows to side.



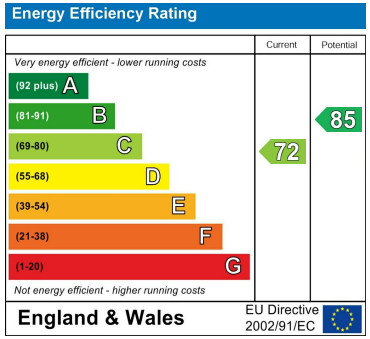
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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



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.