

ACRES

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



- Three bedroomed, mid-terraced family home
- Beautiful family bathroom
- Spacious family lounge
- Appealing fitted breakfast kitchen
- Attractive rear conservatory
- Entrance hall & guest cloakroom/WC
- Multivehicle drive to fore
- Private and low-maintenance rear garden
- Close to local amenities
- Sought-after estate



DONIBRISTLE CROFT, CASTLE VALE, B35 6BL - ASKING PRICE £250,000

This beautifully presented, three bedroomed, mid-terraced freehold family home finds itself nestled within the Castle Vale estate, just a stone's throw from a wealth of amenities and facilities. Castle Vale plays host to a range of daily essentials including shopping, schooling, community hubs and green spaces, together with readily-available bus transfers that allow for ease of commute throughout the local area and beyond. Major road networks just outside of the estate ensure daily travellers are well set, providing routes to wider surrounding towns and city centre locations. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), internal rooms briefly comprise: entrance hall with a guest cloakroom/WC, a well-proportioned family lounge, an impressive fitted breakfast kitchen with dining space, a rear conservatory, three spacious double bedrooms and a renewed family bathroom. Externally, the home is approached via a multivehicle drive, the rear is laid mainly to paving and artificial turf with timber fencing lining and privatising the home's border. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating D.

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

ENTRANCE HALL: 6'04 x 6'01: Space is provided for cloaks storage, doors open to a guest cloakroom/WC and a glazed door to family lounge.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to fore, suite comprising low level WC and wash hand basin, ladder style radiator, tiled splashbacks, door back to entrance hall.

FAMILY LOUNGE: 18'11 x 12'01: PVC double glazed bow window to fore, space for complete lounge suite, radiator, door to inner hall and a glazed door opens back to entrance hall.

INNER HALL: Stairs off to first floor, doors open to a family lounge and:

FITTED BREAKFAST KITCHEN: 18'10 x 12'02: PVC double glazed window to rear garden and overlooking conservatory, matching wall and base units with recesses for washing machine, fridge/freezer, dryer and oven, edged work surface with stainless steel sink drainer unit, tiled splashbacks, space is provided for a dining table and chairs, radiator, PVC double glazed French doors open to:

REAR CONSERVATORY: 11'04 x 10'10: PVC double glazed windows and doors to rear, French doors provide access back to a fitted breakfast kitchen and to the rear garden.

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

BEDROOM ONE: 12'01 x 11'00: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door to landing.

BEDROOM TWO: 11'00 x 9'01: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door to over stairs cupboard and to landing.

BEDROOM THREE: 9'02 x 7'08: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door to landing.

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

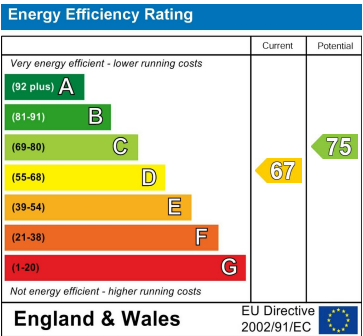
REAR GARDEN: Paving advances from the home and leads to two artificially turfed areas, a timber gate opens to the back of the home and PVC double glazed French doors open into rear conservatory.



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.