

ACRES

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- NO ONWARD CHAIN
- SOLD AS SEEN
- SUITABLE FOR CASH BUYERS
- Three bedrooms & fully comprehensive family bathroom
- Lounge with dining area and conservatory
- Fitted kitchen
- Guest cloakroom/WC
- Multivehicle drive to fore & sizeable rear and side garden
- Excellent potential for modernisation
- Close to local amenities



BLAKESLEY CLOSE, WALMLEY, B76 1EF - ASKING PRICE £220,000

NO ONWARD CHAIN A three-bedroomed, leasehold family home situated on the popular Blakesley Close, Walmley, offering generous internal proportions alongside excellent scope for modernisation and potential redevelopment, subject to the necessary planning permissions. The property enjoys a highly convenient position, within walking distance of a host of amenities including daily essential shopping, well-regarded schooling and comprehensive transport links. The home is further complemented by nearby Pype Hayes Park, providing access to extensive green space and attractive outdoor surroundings. Benefitting from gas central heating and PVC double glazing, (both where specified), the accommodation briefly comprises: large porch, deep entrance hall, substantial lounge through to rear dining room and conservatory, fitted kitchen with useful understairs utility-style area, guest cloakroom/WC, three impressive bedrooms and a fully comprehensive family bathroom. Externally, the property is approached via a block-paved driveway providing access to a single garage. The rear garden is predominantly laid to block paving, with an accompanying lawned area. Offering excellent proportions, a desirable location and significant potential for those looking to modernise or enhance, this is a property that warrants closer inspection. To fully appreciate the home and potential on offer, an internal inspection is highly recommended. EPC Rating C. PLEASE NOTE ALL SERVICES / APPLIANCES HAVE NOT AND WILL NOT BE TESTED.

Set back from the road behind a multi vehicle block paved drive, access is gained into the accommodation via a PVC double glazed set of French doors with windows to side into:

PORCH: PVC double glazed window overlooks lounge, space is provided for storage, a PVC double glazed obscure door opens into:

ENTRANCE HALL: Doors to guest cloakroom / WC, under stairs storage and lounge, access to kitchen, radiator, stairs off to first floor.

FAMILY LOUNGE THROUGH DINING AREA & CONSERVATORY: 37'02 x 33'04 max / 12'04 min: PVC double glazed bay window to fore with PVC double glazed windows and French doors opening to rear garden, radiators, space for complete lounge suite, dining table and chairs and garden suite, door back to entrance hall.

FITTED KITCHEN: 11'02 x 6'08: PVC double glazed bow window to rear, matching wall and base units with recesses for fridge / freezer and oven, radiator, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, access to storage cupboard offering recesses for washing machine and dryer, access is provided back to entrance hall.

GUEST CLOAKROOM / WC: Suite comprising low level WC and wash hand basin, tiled splashbacks, ladder style radiator, door back to entrance hall.

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

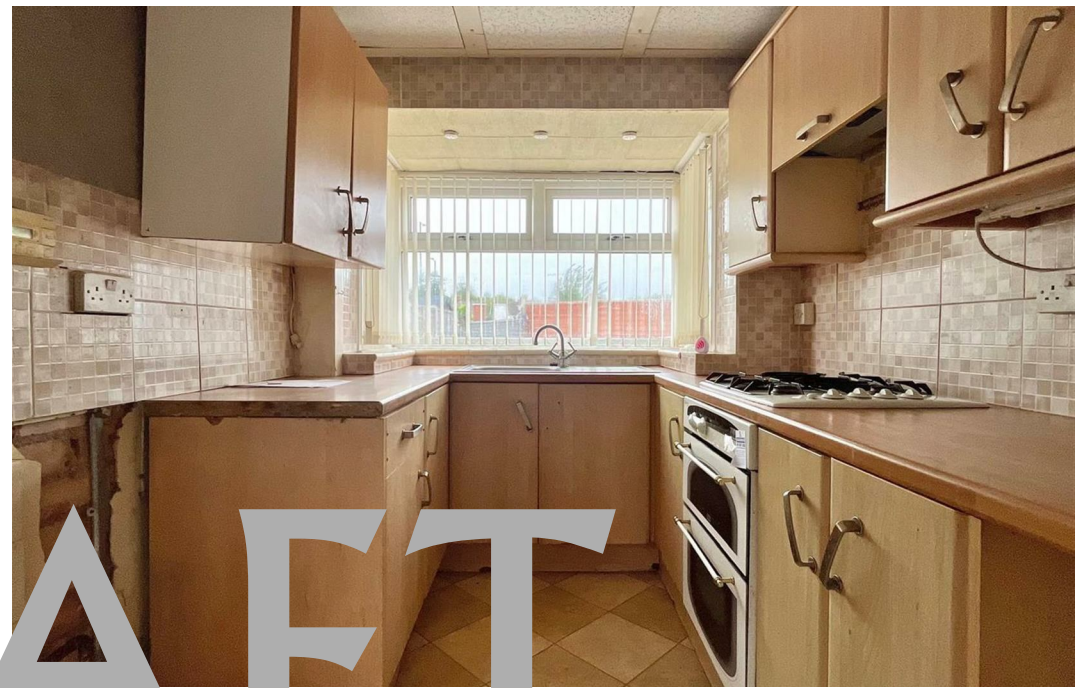
BEDROOM ONE: 16'02 (into bay) x 12'04 max / 11'09 min: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 12'04 x 11'05: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 7'06 x 7'00: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

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

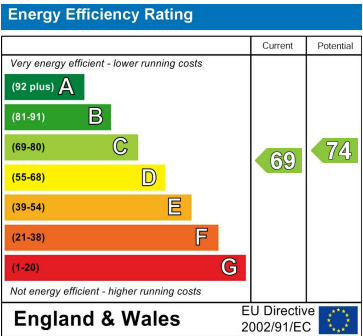
REAR GARDEN: A block paved patio advances from the accommodation and leads round to the side of the home where a lawned garden is provided, as well as access to a single garage, timber fencing lines the perimeters, access is given back into the home via PVC double glazed French doors into conservatory.



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

COUNCIL TAX BAND : D COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888



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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.