

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Four bedroomed, semi detached family home
- Master boasting en-suite shower room
- Well-appointed family bathroom
- Attractive family lounge
- Impressive rear dining room
- Superb fitted breakfast kitchen with utility
- Appealing rear conservatory
- Guest cloakroom/WC and garage
- Multivehicular block paved drive to fore
- Private and mature, south facing garden



ANTON DRIVE, MINWORTH, B76 1XG - OFFERS OVER £420,000

Occupying a desirable corner plot on the Walmley/Minworth border, this four-bedroomed, extended, freehold & semi-detached home offers a fantastic balance of modern comfort with exciting potential for further enhancement. Boasting tasteful & contemporary interiors, the property is well-maintained yet provides scope for personalisation & future extension (subject to planning permissions), making it an excellent choice for growing families. Internally, the home is designed with family living in mind featuring spacious & versatile rooms that allow for both relaxation & entertainment. The extension has enhanced the overall layout, ensuring a functional & welcoming environment. Benefitting from gas central heating and PVC double glazing (both where specified), the home is ready for immediate occupation with the potential for further modernisation to suit individual tastes. The location is ideal, within walking distance to well-regarded schools & an array of local shopping amenities & facilities. For more extensive retail options, Walmley & Sutton Coldfield are within easy reach. Vast commuter links provide seamless access to Wylde Green, Sutton Coldfield, Birmingham & other surrounding areas, making travel & daily commutes effortless. Additionally, open public green spaces surround the local area offering excellent recreational opportunities. Internal rooms currently briefly comprise: entrance hall, family lounge, rear dining room, impressive fitted breakfast kitchen, guest cloakroom/WC & rear conservatory. To the 1st floor are 4 well-proportioned bedrooms, the master boasting an en-suite shower room, a family bathroom serves all other bedrooms. Externally, a block paved drive leads into the home & to a large, single garage; to the rear, a southerly facing garden is provided, paving continues & progresses into lawn, mature shrubs & bushes line the home's perimeter. To fully appreciate the property on offer, we highly recommend internal inspection. EPC C.

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

ENTRANCE HALL:

Space is provided for storage, stairs off to first floor, radiator, door opens into:

FAMILY LOUNGE: 15'05 x 9'09:

PVC double glazed window to fore, coal-effect fire set upon a granite hearth having matching surround and mantel over, space for complete lounge suite, radiator, doors to hall, under stairs storage and:

DINING ROOM: 13'01 x 8'05:

PVC double glazed window and sliding patio doors open to rear conservatory, space for complete dining table and chairs, radiator, door to lounge and access is provided into:

FITTED BREAKFAST KITCHEN: 11'02 x 9'09:

PVC double glazed window to rear and door to side, matching high-gloss, handle-less wall and base units with integrated dishwasher, fridge, oven and grill, roll edged work surfaces with four ring electric induction hob and extractor canopy over having splashback behind, sink drainer unit, matching upstands with work surfaces, access back to dining room and door opens to a recess with space for fridge / freezer, doors to kitchen, WC and garage.

GUEST CLOAKROOM / WC:

PVC double glazed obscure window to side, suite comprising low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, door back to utility.

REAR CONSERVATORY: 13'00 x 6'08:

PVC double glazed windows and doors to rear, space for garden furniture, patio doors open back to dining room.

STAIRS & LANDING:

Doors open to four bedrooms, a family bathroom and airing cupboard.

BEDROOM ONE: 15'11 x 9'09:

PVC double glazed windows to fore and to side, radiator, space for double bed and complimenting suite, built-in wardrobe, radiator, door to landing and to:

ENSUITE SHOWER ROOM:

PVC double glazed obscure window to side, suite comprising walk-in shower with glazed splash screen sliding door to fore, low level WC and vanity wash hand basin, tiled splashbacks and flooring, ladder style radiator, door back to bedroom.

BEDROOM TWO: 13'01 x 9'11:

PVC double glazed windows to fore, built-in wardrobes, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM THREE: 11'04 x 8'02:

PVC double glazed window to rear, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM FOUR: 8'01 x 6'02:

PVC double glazed window to rear, radiator, space for bed, door back to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath, low level WC and vanity wash hand basin, tiled splashbacks and flooring, 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 perimeter with access being given back into the home via doors to conservatory and to kitchen. A side passage with gate leads to the front of the property.

GARAGE: 13'03 x 12'04: (please check suitability for your own vehicle use):

Bi-folding doors to fore, space for washing machine, dryer and dishwasher, door back to kitchen.

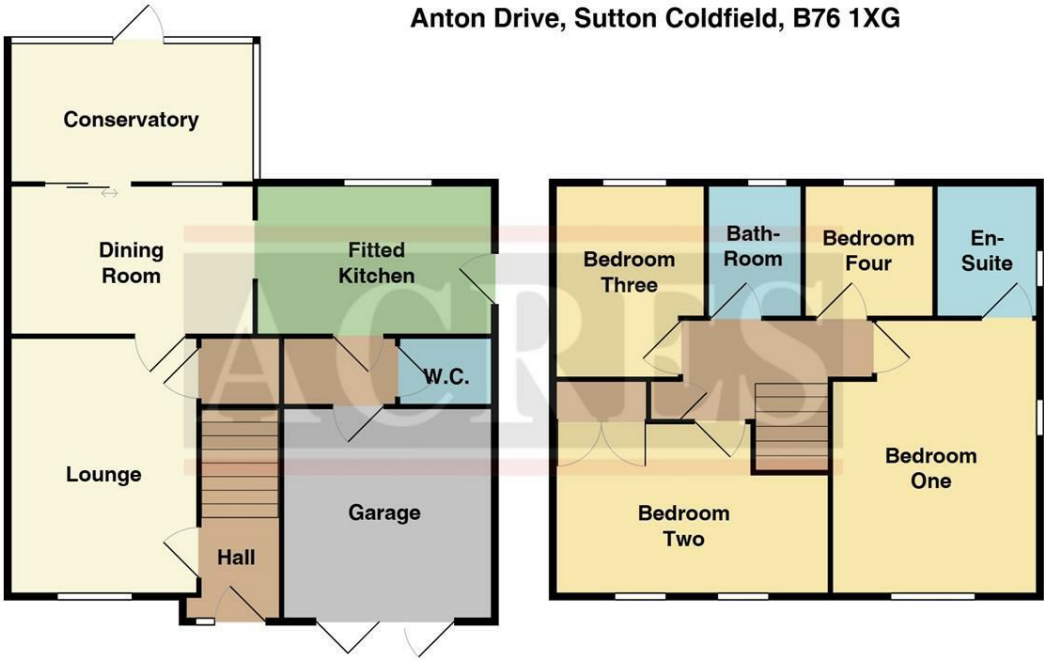


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



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 their purpose, or within 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.