# ACRES

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



- RECENTLY MODERNISED
- NO ONWARD CHAIN
- Three well-proportioned bedrooms
- Well-appointed family bathroom
- Spacious lounge with bow window
- Re-fitted breakfast kitchen through dining
- Multivehicle drive to fore
- Lawned and paved rear garden
- Single garage
- Close to local amenities





## *LINDRIDGE DRIVE, MINWORTH, B76 9RQ - O.I.R.O £310,000*

*NO ONWARD CHAIN* Set within the popular residential area of Minworth, this beautifully renewed three-bedroom freehold semi-detached family home presents an excellent opportunity for those seeking a property that is ready to move into, whilst still offering scope for the next owners to add their own personal touches & create a home of their own. Having been lovingly maintained under the same ownership for a number of years, the property has been thoughtfully updated to provide modern, welcoming interiors, making it an ideal choice for a growing family. Conveniently positioned within walking distance of a range of local amenities & facilities, including a large supermarket, the property also benefits from readily available bus services nearby, whilst excellent access to major road networks provides ease of commute throughout the surrounding area & beyond. The accommodation briefly comprises an entrance hall leading into a delightful family lounge, featuring a bow window to the fore which floods the room with natural light. To the rear is a re-fitted breakfast kitchen, thoughtfully arranged & open plan into a dedicated dining area, creating a sociable & practical space for everyday family life & entertaining. There are three well-proportioned bedrooms, each benefitting from built-in wardrobes, with new carpets throughout providing a fresh & contemporary finish. A family bathroom completes the internal accommodation. The property further benefits from gas central heating & PVC double glazing, both where specified, ensuring a comfortable living environment throughout the year. Externally, the home is approached via a multi-vehicle block-paved driveway, providing ample off-road parking, together with external storage & access to a single garage. To the rear, the garden is laid predominantly to lawn, offering a pleasant outdoor space with scope for landscaping & personalisation. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a multi vehicle block paved drive, access is gained into the accommodation via a PVC double glazed obscure door with door to side offering storage, the front door opens into:

ENTRANCE HALL: Space is provided for cloaks storage, radiator, stairs off to first floor, an internal door opens to:

FAMILY LOUNGE: 15'01 x 11'08: PVC double glazed bow window to fore, a coal-effect fireplace is provided, set upon a hearth having matching surround and period mantel over, space is provided for a complete lounge suite, radiator, door back to entrance hall and a further door opens to:

NEW BREAKFAST KITCHEN THROUGH DINING AREA: 15'01 x 10'04: PVC double glazed windows to rear, matching wall and base units with recesses for fridge and freezer, integral oven, edged work surface with electric hob having extractor canopy over and a stainless steel sink drainer unit, matching upstands, space for dining table and chairs, radiator, door to under stairs storage, a PVC double glazed door to rear garden, further internal door opens back to lounge.

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

BEDROOM ONE: 13'00 x 8'09: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

BEDROOM TWO: 10'09 x 8'04: PVC double glazed window to rear, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

BEDROOM THREE: 10'00 x 6'04 max / 6'04 min: PVC double glazed window to fore, space for bed and complementing suite, built-in over-stairs wardrobe, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, pedestal wash hand basin and low level WC, tiled splashbacks, 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 a PVC double glazed door to kitchen, an obscure glazed timber door opens to:

SINGLE GARAGE: 19'01 x 8'08: (please check suitability for your own vehicle use): Up and over garage door to fore, space is provided for storage.















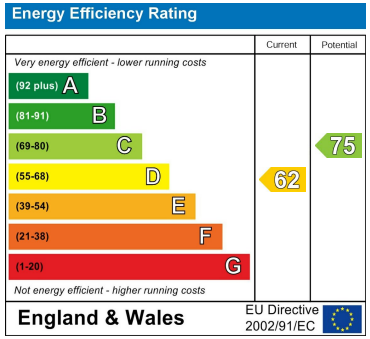
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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)

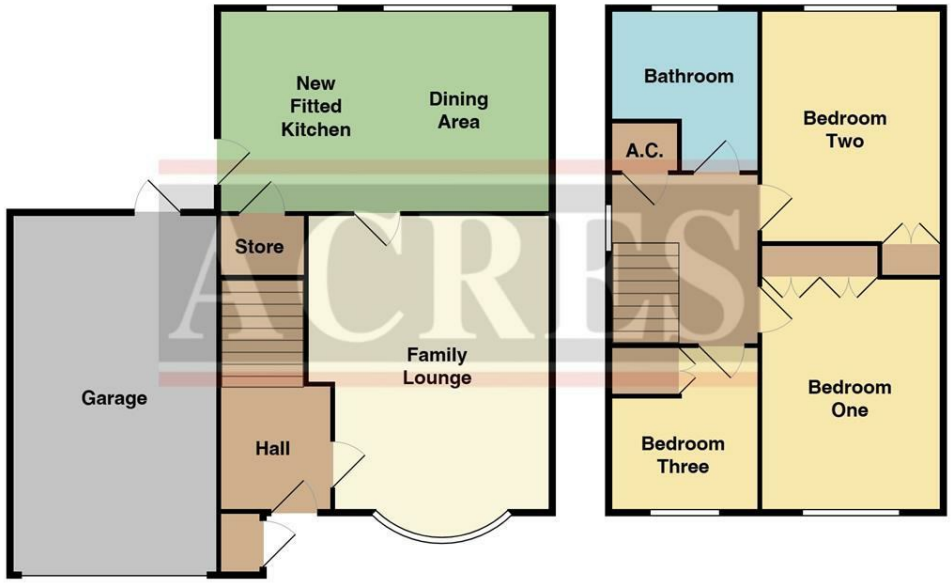
COUNCIL TAX BAND: C COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888






Lindridge Drive, Sutton Coldfield, B76 9RQ




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.