ACRES

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

- Three bedroomed, semi-detached home
- Well-appointed family bathroom
- Sizeable lounge with dining space
- Appealing fitted breakfast kitchen
- Spacious entrance hall with porch
- Delightful rear conservatory
- Multivehicle drive to fore
- Paved and decked rear garden
- Garden room/shed & hot tub recess
- Excellent position close to amenities

FREEMAN DRIVE, SUTTON COLDFIELD, B76 1NT - O.I.R.O £315,000

Set within a popular and well-established area of Walmley in Sutton Coldfield, this three-bedroomed semi-detached freehold family home offers generous internal proportions together with exciting scope for conversion and further enhancement. Ideally positioned within walking distance of excellent local amenities, including well-regarded schooling, public parks and convenient transport links, the property also enjoys easy access to shopping facilities at the top of Reddicap Hill, making it a superb choice for a wide range of purchasers. Benefitting from gas central heating and PVC double glazing, (both where specified), the accommodation briefly comprises: an enclosed porch opening into a large entrance hall, leading through to a spacious family lounge with ample room for dining. To the rear, a conservatory adds further versatile living space, while the fitted breakfast kitchen is complemented by a useful understairs store. To the first floor, there are three well-proportioned bedrooms together with an impressive family bathroom, completing the internal accommodation. Externally, the home is approached via a block-paved multi-vehicle driveway, with a garage door opening into a single garage. To the rear, the garden has been thoughtfully arranged for low-maintenance enjoyment, featuring paving, artificial turf and timber decking, with a recessed area ideal for a hot tub. In addition, access is provided to a garden room/shed benefitting from electric heating and power, offering an ideal space for home working or a variety of other uses. Offering spacious accommodation, excellent potential and a highly convenient setting, this appealing family home can only be fully appreciated by internal inspection. EPC Rating C.

Set back from the road behind a multi vehicular block paved drive, access is gained into the accommodation via a PVC double glazed patio porch door into:

PORCH: An obscure glazed door with windows to side opens to:

ENTRANCE HALL: Glazed doors open to kitchen and lounge, door to garage, radiator, stairs off to first floor.

FAMILY LOUNGE: 15’10 x 9’10: PVC double glazed French doors open to rear, recess for fireplace, space for complete lounge suite and dining table with chairs, radiator, glazed door opens back to entrance hall.

CONSERVATORY: 9’08 x 8’11: PVC double glazed windows and French doors open to rear, space for lounge suite, tiled flooring, PVC double glazed French doors open back to lounge.

FITTED KITCHEN: 15’10 x 6’04: PVC double glazed windows to rear and to side, obscure door opens to side, matching wall and base units with recesses for fridge / freezer and dishwasher, integrated oven, roll edged work surface with four ring gas hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, space for breakfast chairs to a breakfast bar, door to under-stairs storage, glazed door opens back to entrance hall.

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

BEDROOM ONE: 15’11 x 9’06: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM TWO: 10’11 x 9’09: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing,

BEDROOM THREE: 12’03 x 6’06: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to fore, suite comprising bath with splash screen door to side and an inset TV, low level WC and pedestal 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 artificial turf with timber decking, space is provided for a hot tub beneath a pergola-style area, access is also provided to a:

GARDEN ROOM / SHED: 9’05 x 7’06: Electric heating with electric being provided, double doors open back to garden.

GARAGE: 15’09 x 7’10: (please check suitability for your own vehicle use): Up and over garage door opens to fore, an internal door opens back to entrance hall.

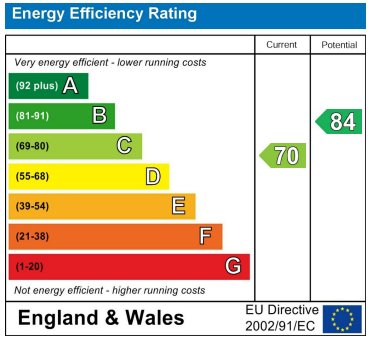
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

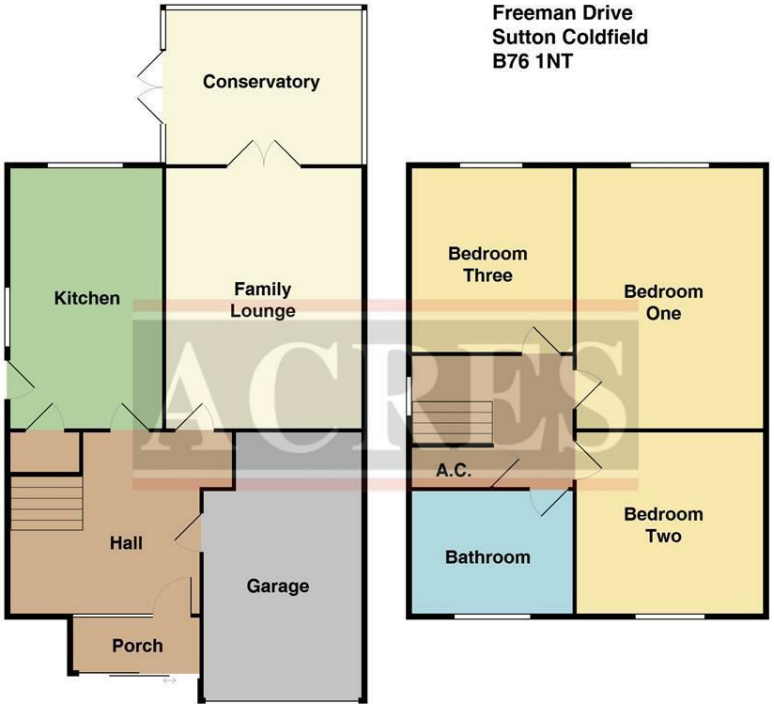
The Property Ombudsman

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





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.