

ACRES

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- Three bedroomed, freehold home
- Delightful bathroom
- Family lounge through dining area
- Fitted kitchen
- Paved path & lawn fore garden
- Rear garden with off-road parking
- Tasteful decoration throughout
- Excellent position close to amenities
- Priced to sell
- Ready to move in



ROUGH COPPICE WALK, CASTLE VALE, B35 7JB - PRICE GUIDE £210,000

Set in a popular position on the ever-convenient Castle Vale estate, this freehold three-bedroom mid-terraced family home is tastefully decorated and beautifully maintained, ready to welcome its next owners. With a wealth of amenities on the doorstep, the property is ideally situated for family life, with schooling for all ages, local shopping, and swimming baths all within walking distance. Commuters will also appreciate the home's excellent connectivity, with vast road links providing straightforward access to neighbouring towns and Birmingham city centre. Internally, the property benefits from gas central heating and PVC double glazing (both where specified). The accommodation briefly comprises: entrance hall with storage, an open-plan family lounge leading into a rear dining room, fitted kitchen, three well-proportioned bedrooms, and a family bathroom. Externally, the home is approached via a neatly laid lawn with paved path to the side. To the rear, paving continues into a versatile garden area with potential for off-road parking, accessible via a 50/50 split timber gate. This is a fantastic opportunity to acquire a well-cared-for home in a sought-after location. Internal inspection is highly recommended to appreciate the space and quality on offer. EPC Rating C.

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

ENTRANCE HALL:

A glazed obscure door opens to lounge, further door to storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 24'00 x 13'00:

PVC double glazed bow window to fore, space for complete lounge suite and dining table with chairs, access to under stairs storage, radiators, access is also provided to:

FITTED KITCHEN: 13'00 x 6'00:

PVC double glazed window and door to rear, matching wall and base units with recesses for washing machine, cooker and fridge / freezer, edged work surfaces with sink drainer unit, extractor canopy over, tiled splashbacks, access is provided back to lounge / dining room.

STAIRS & LANDING TO FIRST FLOOR:

Doors open to three bedrooms, storage and a family bathroom.

BEDROOM ONE: 15'00 x 9'00:

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

BEDROOM TWO: 10'10 x 9'00:

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

BEDROOM THREE: 11'09 x 10'00:

PVC double glazed window to fore, radiator, doors to over-stairs storage and back to landing.

FAMILY BATHROOM:

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

REAR GARDEN:

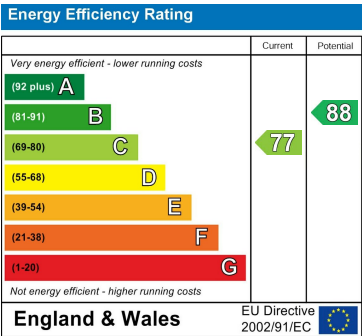
Paving advances from the accommodation and leads to lawn, scope for a car is provided via 50/50 split timber gates.



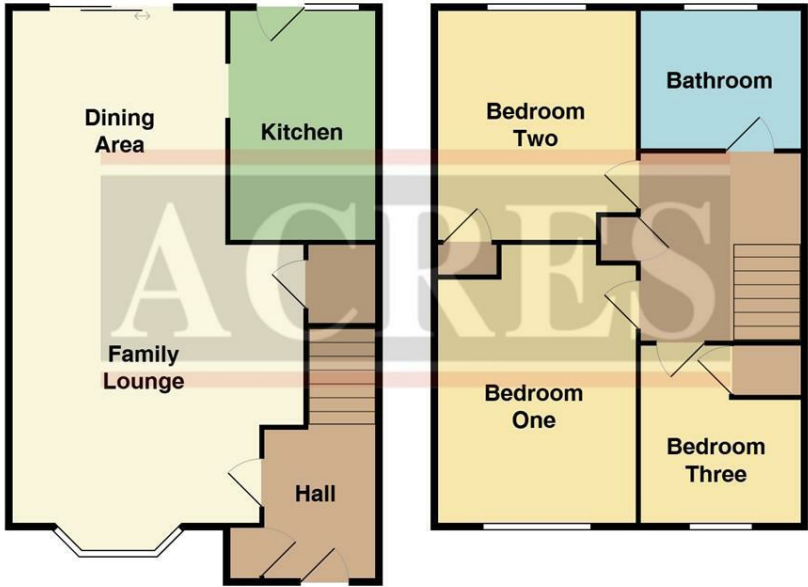
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : A

VIEWING: Highly recommended via Acres on 0121 313 2888



Rough Coppice Walk, B35 7JB



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.

