ACRES

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

- Semi detached freehold family home
- Modern comprehensive family bathroom
- Delightful family lounge into rear dining room
- Extended fitted breakfast kitchen
- Utility & guest cloakroom / WC
- Garage & multi vehicle driveway
- Superb private rear garden
- Close to local amenities
- Well-regarded schooling nearby
- Local shopping facilities

OVERTON DRIVE, WATER ORTON, B46 1QL - OFFERS OVER £375,000

A rare opportunity to acquire this spacious & beautifully presented three-bedroomed, freehold semi-detached family home, offering generous internal proportions, exceptional potential & a peaceful setting away from the main road. Ideally positioned within walking distance of a comprehensive range of local amenities, including everyday shopping facilities, readily-available bus services & the Cross City rail line, the property combines convenience with tranquillity, making it an ideal choice for families & commuters alike. Thoughtfully maintained throughout & benefitting from gas central heating & PVC double glazing (both where specified), the accommodation briefly comprises an enclosed porch leading into a welcoming, deep entrance hall. A superbly proportioned family lounge, centred around a distinctive feature fireplace, flows seamlessly into the rear dining room, creating an ideal space for both everyday living & entertaining. An extended fitted breakfast kitchen provides ample room for informal dining, whilst a substantial utility room & a useful guest cloakroom/WC complete the ground floor accommodation. To the first floor, the property continues to impress with three excellent-sized bedrooms, all served by a beautifully refitted & comprehensive family bathroom finished to a high standard. Externally, the home is approached via a generous multi-vehicle driveway providing access to a single garage. To the rear lies a truly outstanding garden, offering a peaceful retreat with an abundance of mature shrubs, established planting & carefully landscaped borders creating a wonderfully private & tranquil environment. A paved patio immediately to the rear of the property provides the perfect setting for al fresco dining & outdoor entertaining. Set in an enviable location & offering spacious accommodation with further scope to personalise if desired, this exceptional family home must be viewed to fully appreciate its size, quality & delightful surroundings. EPC Rating C

Set back from the road behind a multivehicle, gravel drive, access is gained into the home via a PVC double glazed leaded door with windows to side into:

PORCH: Space is provided for storage, glazed double doors open into:

ENTRANCE HALL: Doors open to understairs storage and family lounge, access to a fitted breakfast kitchen, radiator, stairs off to first floor.

FAMILY LOUNGE: 11’11 x 11’10: PVC double glazed leaded bay window to fore, space for complete lounge suite, radiator, door back to entrance hall and access is provided into:

DINING ROOM: 13’08 x 10’08: PVC double glazed patio doors open to rear garden, space for dining table and chairs, radiator, access back to family lounge.

BREAKFAST KITCHEN: 17’05 x 8’04: PVC double glazed window to rear with sliding patio doors to side, matching wall and base units with integral oven having grill over, roll edged work surfaces with gas hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks and floor, radiator, space for breakfast table and chairs, access is provided back to entrance hall, door to understairs pantry and an obscure door opens to:

LARGE UTILITY: 19’06 x 7’03: PVC double glazed obscure door to rear with skylight over, matching base units with recesses for washing machine, dryer, fridge and freezer, roll edged work surface with rounded sink unit, obscure doors to kitchen and garage, further door to:

WC: PVC double glazed obscure window to side, suite comprising low level WC, door back to utility.

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

BEDROOM ONE: 14’05 (into bay) x 11’09 max / 10’09 min: PVC double glazed leaded bay window to fore, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM TWO: 13’06 x 10’10: PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 8’02 x 7’08: PVC double glazed leaded window to fore, space for bed and complimenting suite, radiator, door back to landing.

FULLY COMPREHENSIVE BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, walk-in shower with glazed splash screen door, low level WC and pedestal wash hand basin, tiled splashbacks, ladder radiator, door back to landing.

REAR GARDEN: Paved patio advances from the home and leads to lawn, mature, well-tended shrubs and bushes privatise the home’s border, with a further discreet patio area being established at the rear of the garden for private dining and entertaining.

GARAGE: (Please check suitability for your own vehicle): 70/30 split garage door to fore, obscure glazed door opens into utility.

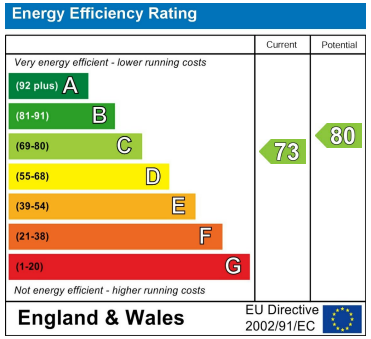
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

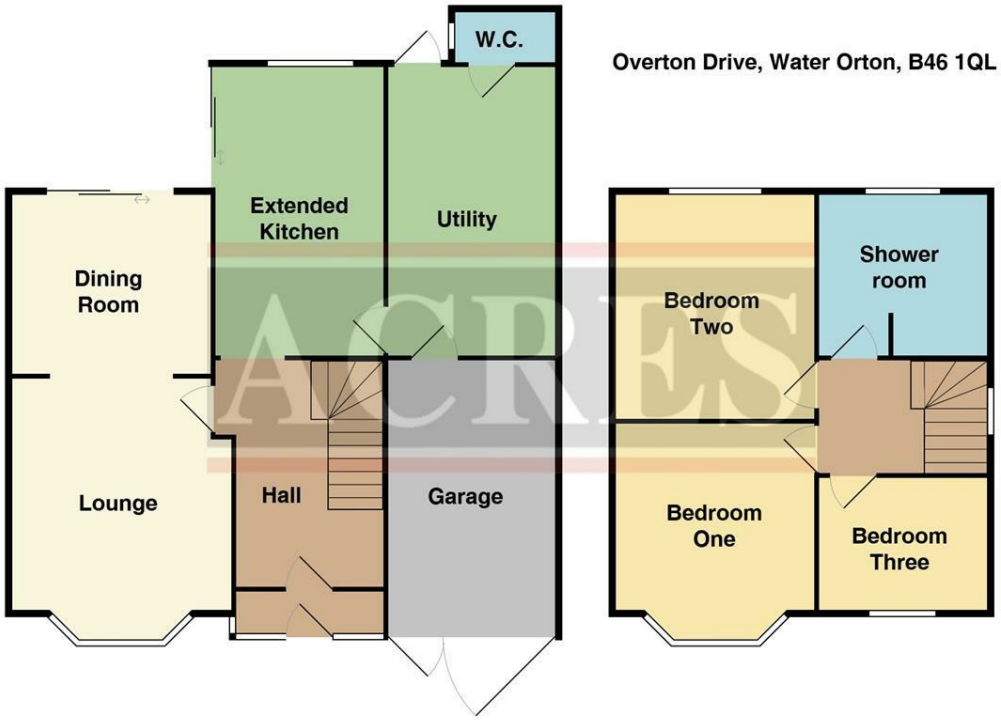
The Property Ombudsman

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: D COUNCIL: North Warwickshire BC

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.