ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- NO ONWARD CHAIN
- Three bedroomed, end of terraced home
- Freehold on completion
- Family bathroom
- Fitted breakfast kitchen with dining space
- Family lounge
- Guest cloakroom/w.c.
- Entrance hall and porch
- Huge potential within
- Private and mature rear garden

LINDRIDGE DRIVE, MINWORTH, B76 9RJ - OFFERS IN THE REGION OF £210,000

NO ONWARD CHAIN & FREEHOLD ON COMPLETION This three bedroomed, end of terrace, currently leasehold but due to become freehold upon completion, family home boasts superb internal proportions and a huge amount of potential within for modernisation, customisation and redevelopment. Set upon a generous plot, the homes position is walking distance to a range of amenities in Minworth, together with a host of readily available bus services that ensure ease of commute throughout the local area and beyond, major road networks are found outside the estate and lead to Tamworth, Lichfield, Birmingham and many more towns and cities. Benefitting from the provision of gas central heating and glazing (both where specified), internal rooms briefly comprise: porch with large storage zones, an entrance hall, family lounge, fitted kitchen with dining area, three well proportioned bedrooms and a family bathroom. Externally, the home is approached via a paved path with shrubs to side, the rear offers interesting potential and would benefit hugely in space should larger shrubs be removed. A single gate opens to rear parking where spaces are provided on a first come, first serve basis. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a paved path, access is gained into the home via an obscure glazed door into:

PORCH: Obscure window to side, doors open to storage areas, a further door opens into:

ENTRANCE HALL: Window to side, radiator, door to understairs storage and guest cloakroom/w.c., glazed leaded doors open to lounge and breakfast kitchen, stairs off to first floor.

FAMILY LOUNGE: 16'00 x 11'00: Glazed window to rear, space for complete lounge suite, radiator, glazed leaded door back to entrance hall.

FITTED BREAKFAST KITCHEN WITH DINING AREA: 17'07 x 10'01 max / 9'02 min: Glazed windows to side and to rear with single door opening to rear garden, matching base units with recesses for washing machine, dryer, fridge/freezer and oven, edged work surfaces with stainless steel sink drainer unit, space for dining table and chairs, radiator, glazed leaded door back to entrance hall.

GUEST CLOAKROOM / WC: Obscure glazed window to fore, suite comprising low level w.c. and wash hand basin, tiled splash back, door back to entrance hall.

STAIRS & LANDING: Window to fore, doors open to three bedroomed, bathroom and airing cupboard.

BEDROOM ONE: 14'04 x 9'09: Glazed window to rear, space for double bed and complimenting suite, radiator, door to wardrobe and door back to landing.

BEDROOM TWO: 11'01 x 9'09: Glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 11'00 x 6'02: Glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

BATHROOM: Obscure window to side, suite comprising bath, wash hand basin and low level w.c., ladder style radiator, tiled splash backs, door to landing.

REAR GARDEN: Patio advances from the home and leads to lawn, mature shrubs line the perimeter with a timber vehicle and pedestrian gate being provided.

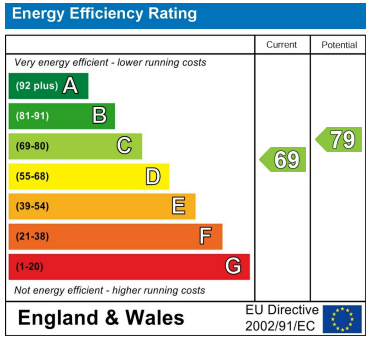
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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

COUNCIL TAX BAND: B COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888



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.