ACRES

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

- No onward chain
- Three bedroomed semi detached home
- Well-appointed shower room
- Spacious lounge
- Fitted open plan kitchen through dining area
- Impressive rear garden
- Multivehicle drive to fore
- Single garage
- Close to local amenities
- Vast potential throughout

STORNOWAY ROAD, CASTLE VALE, B35 6NN - O.I.R.O £270,000

NO ONWARD CHAIN Set within a sought-after residential estate in Castle Vale, this three-bedroom semi-detached freehold family home offers an excellent opportunity for buyers seeking a property with superb scope for modernisation, personalisation and potential extension (subject to the necessary planning permissions). Coming to the market following a lengthy period of ownership, the home provides the ideal canvas to create a family residence tailored to individual tastes. Conveniently located within walking distance of a range of local amenities, including everyday shopping facilities, well-regarded schools and readily available bus services, the property also enjoys easy access to major road networks, ensuring straightforward commuting to surrounding towns and Birmingham City Centre. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises an enclosed porch, welcoming entrance hall, spacious family lounge and an open-plan fitted breakfast kitchen with dining area. To the first floor are three well-proportioned bedrooms, all served by a well-appointed shower room. Externally, the property is approached via a tarmac driveway with a lawned fore garden, while a single garage provides additional parking or storage. The rear garden is predominantly laid to lawn with timber fencing to the boundaries, offering a private outdoor space with further potential. Offering impressive scope in a popular family location, this appealing home is not to be missed. To fully appreciate the accommodation and opportunity on offer, internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicular tarmac drive with paving and lawn to side, access is gained into the accommodation via a PVC double glazed sliding patio door into:

PORCH: Space is provided to side for storage, an obscure glazed door with window to side opens into:

ENTRANCE HALL: Space is provided for storage, radiator, stairs off to first floor, a glazed door opens to:

FAMILY LOUNGE: 14'09 x 13'05: PVC double glazed window to fore, space for complete lounge suite, gas fire set upon a granite hearth having matching surround, radiator, door to under stairs storage, glazed door back to entrance hall and a further glazed door opens to:

BREAKFAST KITCHEN THROUGH DINING AREA: 15'04 x 9'05: PVC double glazed patio doors and windows open to rear garden, matching wall and base units with recesses for washing machine and fridge / freezer, integrated oven having grill over, roll edged work surface with sink drainer unit, hob having extractor canopy over, tiled splashbacks, door to storage, space for dining table and chairs, radiator, glazed door back to lounge.

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

BEDROOM ONE: 12'04 x 11'06 max / 9'09 min: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 11'01 x 9'06 max / 7'03 min: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'07 x 7'07: PVC double glazed window to fore, space for bed and complementing suite, radiator, door to over-stairs storage and door back to landing.

FAMILY SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising step-in shower cubicle with sliding splash screen door, floating wash hand basin and low level WC, ladder-style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to a prominent lawn, timber fencing lines the perimeters with access being given down to the side of the home and to a:

SINGLE GARAGE: (please check suitability for your own vehicle): Up and over garage door to fore, a PVC double glazed obscure door with window to side opens back to rear garden.

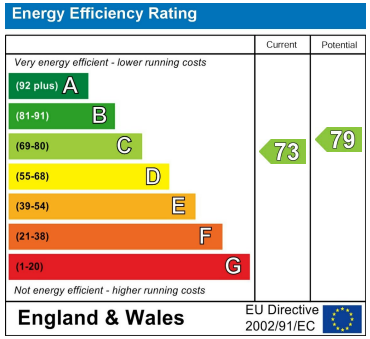
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

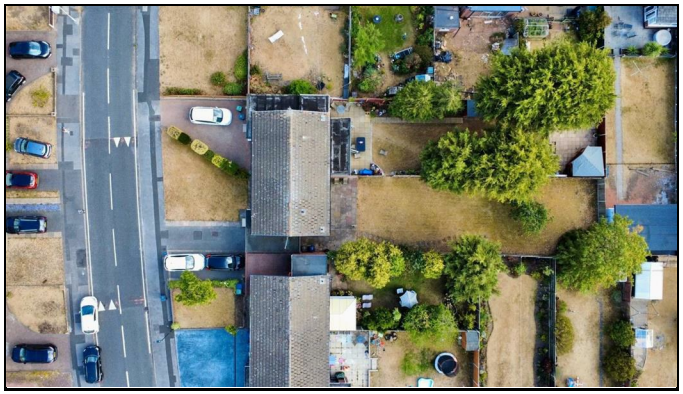
The Property Ombudsman

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: 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.