

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Extended, three bedroomed, semi detached
- Fully comprehensive family bathroom
- Sizeable lounge through dining room
- Extended fitted breakfast kitchen
- Impressive rear conservatory and guest WC
- Single garage with partial conversion
- Multivehicle drive to fore
- EV Charging point
- Lawn with timber fencing to rear
- Excellent position close to amenities



MARFIELD CLOSE, MINWORTH, B76 1YD - ASKING PRICE £360,000

Set in a highly desirable position in Walmley, this extended, converted three double bed roomed, freehold family home offers superb, modernised living proportions throughout, with further scope for personalisation to suit individual tastes. The property is ideally located within walking distance of a wealth of amenities, including extensive shopping facilities in Minworth, while additional & more comprehensive retail offerings can be found on Walmley High Street, hosting a variety of cafés, pharmacies & everyday essentials. Excellent transport links are readily available via nearby bus services, providing access to the surrounding area & beyond, while a public park positioned close by offers ideal outdoor space for leisure & recreation. Benefitting from gas central heating & PVC double glazing (both where specified), the accommodation briefly comprises an enclosed porch leading into a deep, spacious family lounge flowing through to a rear dining room. A sliding door opens into an extended fitted kitchen, offering space for a breakfast bar, while a guest cloakroom/WC is conveniently provided. Obscure double doors lead into a rear conservatory, adding further versatile living space. To the 1st floor, 3 beautifully proportioned double bedrooms are presented, all serviced by a renewed & fully comprehensive family bathroom, completing the internal accommodation. Externally, the home is approached via a tarmac driveway, benefitting from an EV charging point to the side. A previous single garage has been thoughtfully converted into a versatile office/study/gym space, with the option to revert back to a traditional garage if required. To the rear, the garden is laid mainly to lawn, with timber fencing & mature bushes to the perimeter, providing a private & pleasant outdoor setting. Offering generous space, modern finishes & excellent versatility in a convenient & well-connected location, this impressive home can only be fully appreciated by internal inspection. EPC Rating C

Set back from the road behind a multi vehicular tarmac drive with lawn to side, access is gained into the accommodation via an obscure glazed door into:

PORCH: PVC double glazed leaded window to side, obscure door opens to lounge, door opens to garage / partial conversion.

FAMILY LOUNGE: 24'01 (through dining area) x 10'07 max: PVC double glazed leaded windows to fore, obscure door to entrance hall, space for dining table and chairs as well as complete lounge suite, radiators, stairs off to first floor, sliding door opens to kitchen and obscure double doors open to rear conservatory.

FITTED BREAKFAST KITCHEN: 15'08 x 8'01: PVC double glazed window to rear, having obscure door to side, matching wall and base units with recesses for fridge / freezer, Aga, washing machine and oven, roll edged work surface with stainless steel sink drainer unit, extractor canopy over, tiled splashbacks, breakfast bar provides space for seating, radiator, obscure glazed double doors open to conservatory with a bi-folding door opening to:

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising low level WC and pedestal wash hand basin, radiator, tiled splashbacks, bi-folding door back to kitchen.

REAR CONSERVATORY: 13'01 x 8'11: PVC double glazed French doors open to rear garden with windows to side, space for dining table and chairs or lounge suite, radiator, obscure double doors open back to kitchen and to lounge.

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

BEDROOM ONE: 13'07 x 9'09: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 10'03 x 9'10: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'09 x 8'06: PVC double glazed leaded window to fore, space for bed and complementing suite, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, walk-in shower cubicle with glazed splash screen door to side, vanity 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 lawn, mature shrubs and bushes with timber fencing lines and privatises the property's border, with access being given back into the home via doors to kitchen and to conservatory.

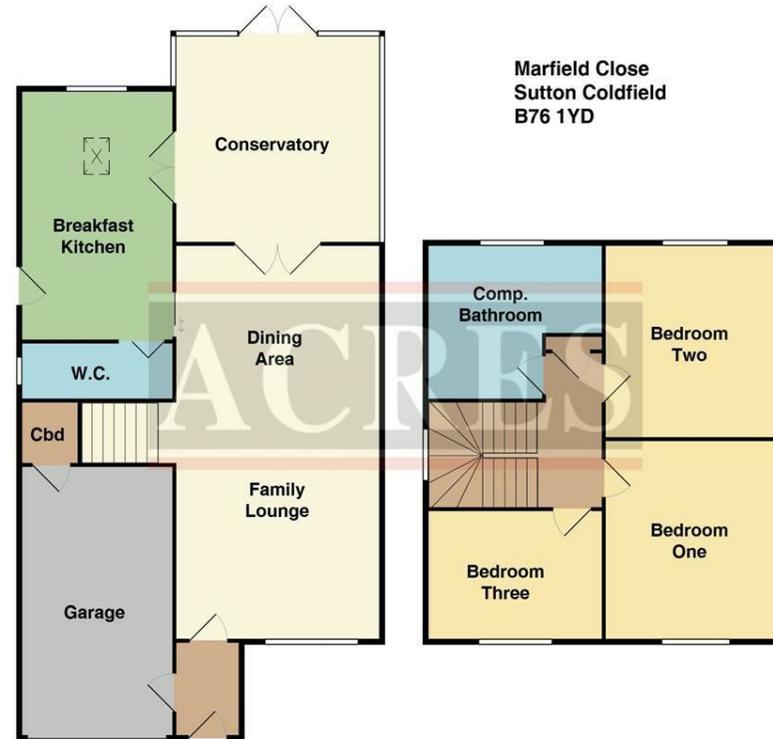


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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.