

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Three bedroomed, semi detached home
- Double bedrooms
- Appealing family bathroom
- Spacious lounge through dining area
- Impressive fitted kitchen
- Guest cloakroom/WC and garage
- Tarmac drive with shrubs to sides
- Beautiful rear garden with planting
- Close to local amenities
- Delightful standard throughout



HILARY DRIVE, WALMLEY, B76 2SW - OFFERS IN THE REGION OF £325,000

Set within a quiet cul-de-sac in a desirable location in Sutton Coldfield, this delightfully composed three-bedroomed, semi-detached family home presents a rare opportunity to secure a freehold residence that has been beautifully maintained & thoughtfully updated throughout its tenure. With an abundance of charm, this superb home is ideal for buyers seeking immediate move-in readiness & a prime location that offers both convenience & community. Perfectly situated within walking distance of well-regarded local schools, the property is also just a short stroll from frequent bus services, allowing for easy travel to nearby towns & Birmingham city centre. Everyday shopping amenities can be found on Springfield Road, with further comprehensive facilities available at nearby Reddicap Heath, making the location as practical as it is desirable. Internally, the home benefits from gas central heating & PVC double glazing (both where specified) & opens with a welcoming deep entrance hall. A superb fitted kitchen sets a modern tone & flows into a spacious lounge that is open plan with a dining area, creating a fantastic space for family living & entertaining. A guest cloakroom/WC & an integral garage complete the ground floor accommodation. To the 1st floor, three generously sized double bedrooms provide flexible & comfortable living arrangements, with the master and 2nd bedrooms featuring fitted wardrobes. A well-appointed family bathroom services all bedrooms with a clean & stylish finish. Externally, the home is approached via a tarmac driveway providing ample parking, while the rear garden offers a truly impressive & tranquil outdoor space, filled with flowering plants & mature shrubs, perfect for relaxing or entertaining during warmer months. This exceptional property offers the perfect blend of style, space & location. Internal viewing is highly recommended to fully appreciate the quality & lifestyle opportunity on offer. EPC Rating C.

Set back from the road behind a multi vehicular tarmac drive with block paved border and mature shrubs and bushes to side, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL:

Glazed doors open to lounge / dining room and a renewed fitted breakfast kitchen, further doors open to a guest cloakroom / WC and garage, radiator, stairs off to first floor.

FITTED BREAKFAST KITCHEN: 12'06 x 9'01:

PVC double glazed windows to fore, matching high-gloss wall and base units with integrated fridge / freezer, washing / drying machine, dishwasher, oven and combi/microwave oven, edged work surfaces with sink drainer unit, four ring electric induction hob having extractor canopy over, matching upstands, ladder style radiator, full length pantry with pull out drawers, glazed door back to entrance hall.

LOUNGE / DINING ROOM: 20'11 x 10'09:

PVC double glazed patio doors and windows open to rear garden, space for lounge suite and dining table with chairs, radiator, glazed door back to entrance hall.

GUEST CLOAKROOM /WC:

Suite comprising vanity wash hand basin and low level WC, space for cloaks storage, radiator, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR:

PVC double glazed obscure window to side, doors open to three bedrooms, a family bathroom and airing cupboard.

BEDROOM ONE: 14'04 x 10'02:

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

BEDROOM TWO: 11'00 x 10'10:

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

BEDROOM THREE: 10'02 x 9'06:

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

FAMILY BATHROOM:

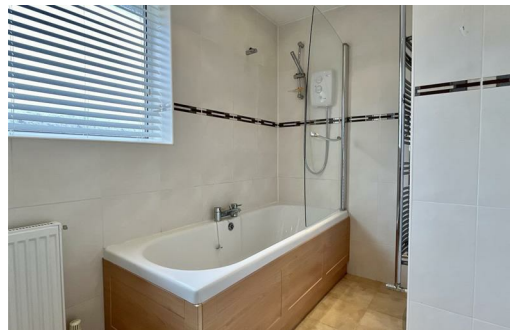
PVC double glazed obscure window to fore, suite comprising bath, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN:

A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's perimeter with access being given back into the home via sliding PVC double glazed doors to lounge.

GARAGE: 15'03 x 7'07: (please check suitability for your own vehicle use):

Up and over garage door to fore.



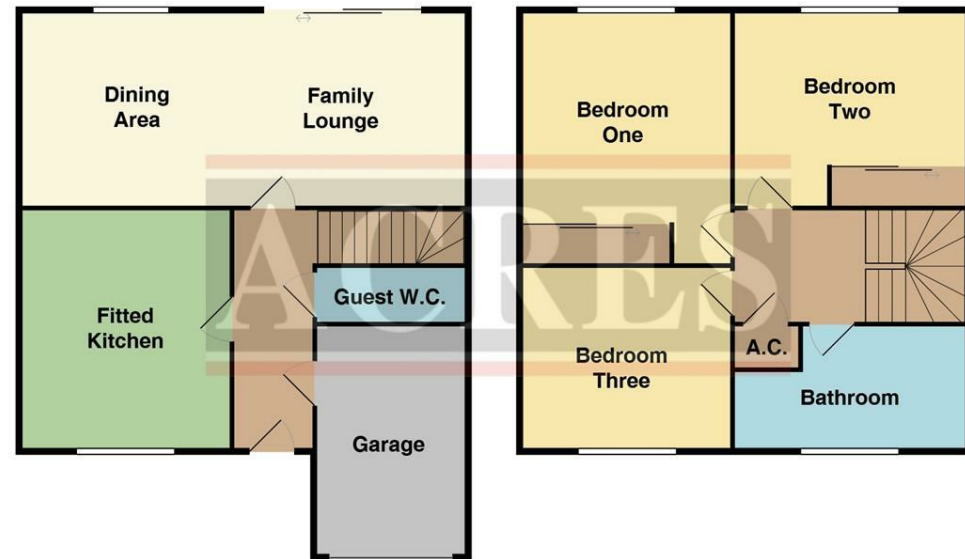
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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		87
(81-91) B		
(69-80) C	73	
(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	

Hilary Drive, Sutton Coldfield, B76 2SW



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.