

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \*\*\* BENEFITTING FROM NO UPWARD CHAIN \*\*\*
- Three bedroomed detached family home
- Spacious lounge and separate dining room
- Fitted breakfast kitchen and downstairs WC
- Integral garage
- Multi vehicle driveway
- Private and well-established rear garden
- Scope for personalisation
- Excellent position close to local amenities
- Well-regarded schooling nearby



***LYTHAM CLOSE, MINWORTH, B76 1XS - PRICE GUIDE £350,000***

Situated in the sought-after area of Minworth, Sutton Coldfield, this three-bedroomed detached property offers an excellent opportunity for buyers looking to create a wonderful family home in a popular and convenient location. The property is ideally positioned close to local shops in Minworth and Walmley with further extensive shopping possibilities available and accessed in Sutton Coldfield, Wylde Green and Birmingham city centre. Commuters will appreciate the local easily-accessible bus services makes commuting straightforward, along with proximity to local motorway connections including the A38, M42 and M6. The added bonus of being within short distance of highly regarded schools combined with an abundance of local parks and greenery make this home perfect for families. Benefitting from gas central heating and PVC double glazing (both where specified), the property also has no upward chain. The accommodation briefly comprises: a welcoming porch and entrance hall leading to a spacious lounge, separate dining room and a good-sized fitted breakfast kitchen with a downstairs WC, providing a comfortable and versatile living space. The upstairs accommodation provides three well-proportioned bedrooms all serviced by a well-appointed family bathroom. Externally, the property is approached via a multi vehicular drive leading to an integral garage offering additional storage or potential for conversion, subject to the necessary permissions. To the rear of the accommodation a neat and well-maintained rear garden offers a private retreat, perfect for entertaining and dining. This property presents fantastic potential to improve and add value, combining generous accommodation with a convenient setting, making it an excellent opportunity for anyone looking to put their own stamp on a property. Early viewing is highly recommended to fully appreciate the size, layout, and potential this home has to offer. EPC TBC.

Set back from the road behind a multi vehicular paved drive with lawn to side, access is gained into the accommodation via a PVC double glazed door with window to side into:

**PORCH:** Space is provided for cloaks storage, PVC window to fore, a further timber door opens to:

**ENTRANCE HALL:** An internal door opens to lounge, radiator, stairs off to first floor.

**FAMILY LOUNGE:** 15'01 x 12'10: PVC double glazed bow window to fore, space for complete lounge suite, radiator, gas fire set upon a hearth having feature surround and mantle over, door to:

**DINING ROOM:** 10'07 x 10'01: PVC double glazed sliding patio door opens to rear garden, space for dining table and chairs, radiator, door to kitchen and door back to lounge.

**KITCHEN:** 14'07 x 10'05: PVC double glazed windows to rear, door opens to side of the accommodation, matching wall and base units with recesses for gas cooker, washing machine, dryer and free-standing fridge / freezer. edged work surfaces with stainless steel sink drainer unit, radiator, doors to pantry, WC, and door back to dining room.

**GUEST CLOAKROOM / WC:** PVC double glazed obscure window to rear, suite comprising low level WC and floating wash handbasin, door back to kitchen.

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

**BEDROOM ONE:** 15'03 x 9'04: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM TWO:** 10'08 x 9'05: PVC double glazed window to rear, fitted wardrobe, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 9'09 x 6'06: PVC double glazed window to fore, space for bed and complementing suite, radiator, door to storage cupboard and door back to landing.

**BATHROOM:** PVC obscure double glazed window to rear, suite comprising bath with shower over, low level WC and pedestal wash hand basin, tiled splashbacks, radiator, 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 borders, a double brick-built shed and greenhouse are also provided, with access being gained back into the accommodation via a PVC double glazed door into kitchen and sliding patio doors to dining room.

**GARAGE:** 15'08 x 8'08: (Please check suitability for your own vehicle use): Up and over garage door to fore, door to kitchen.








**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)

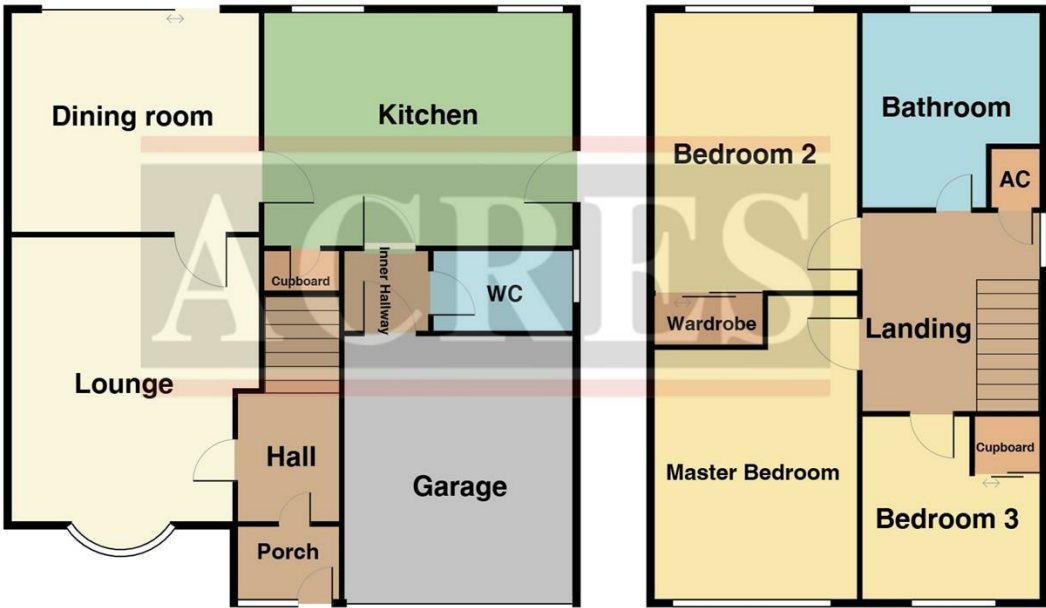
**COUNCIL TAX BAND:** D      **COUNCIL:** Birmingham City Council

**VIEWING:** Highly recommended via Acres on 0121 313 2888

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



Lytham Close, Sutton Coldfield, B76 1XS



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 their purpose, or within 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.