

ACRES

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



- Delightful, three bedroomed mid-terraced home
- Well-appointed bathroom & separate WC
- Spacious lounge with media wall style unit
- Imposing fitted breakfast kitchen
- Downstairs guest WC and storage
- Porch with large storage & washing facilities
- Large, block paved drive
- Low-maintenance rear garden
- Excellent position close to amenities
- Beautifully presented throughout



FARVALE ROAD, MINWORTH, B76 9RL - OFFERS AROUND £249,000

Nestled in a popular semi-rural setting in Minworth, this beautifully maintained three-bedroomed, mid-terraced freehold family home offers delightful internal décor & generous living space, making it an ideal choice for families seeking both comfort & convenience. Located within walking distance of local shopping amenities & essential facilities in Minworth, the property also benefits from excellent connectivity to wider surrounding towns & Birmingham city centre via a range of major road links. Well-regarded schools are within easy reach, ensuring excellent educational opportunities for all ages. For those who enjoy the outdoors, the home is perfectly positioned near open public trails, scenic walks, & parks, providing fantastic recreational options for families & nature lovers alike. Having been lovingly maintained during its current tenure, this home also offers scope for further customisation, allowing prospective buyers the opportunity to create a truly bespoke living space tailored to their needs. With its sought-after location, inviting décor & potential for personalization, this property presents a fantastic opportunity to secure a wonderful family home in a desirable setting. Boasting the provision of gas central heating & PVC double glazing (both where specified), internal rooms currently briefly comprise: large porch with storage & space for washing facility, entrance hall, sizeable family lounge with patio doors to rear garden & spacious fitted breakfast kitchen, a guest cloakroom/WC & storage completes the ground floor. Upstairs three well-proportioned bedrooms are provided, a well-appointed family bathroom & separate WC with further storage services all bedrooms. Externally, a multivehicular block paved drive leads into the home, to the rear, paving advances to lawn with timber fencing lining & privatising the property's border. To fully appreciate the home on offer & improvements that have been made, we highly recommend internal inspection. EPC TBC.

Set back from the road behind a multi vehicular block paved drive, access is given into the accommodation via a PVC double glazed obscure door with windows to side into:

LARGE PORCH:

Glazed obscure window to side, space is provided for dryer and storage, glazed wooden door opens into:

ENTRANCE HALL:

Doors radiate to fitted breakfast kitchen, lounge, guest cloakroom / WC and storage, under stairs space is provided, radiator, stairs off to first floor.

FAMILY LOUNGE: 14'11 x 13'04:

PVC double glazed patio doors open to rear garden, media wall with shelving to side, space for complete lounge suite, radiator, door back to entrance hall.

FITTED BREAKFAST KITCHEN: 14'07 x 8'00:

PVC double glazed obscure door with clear glazed windows to side opens to rear garden and a PVC double glazed window to fore, matching wall and base units with integrated fridge and freezer, oven with grill over, recess for washing machine, roll edged work surface having four ring gas hob and extractor canopy over, stainless steel sink drainer unit, tiled splashbacks and flooring, radiator, space for breakfast table, door back to entrance hall.

GUEST CLOAKROOM / WC:

Obscure glazed window to porch, suite comprising low level WC and corner wash hand basin, door back to entrance hall.

STAIRS & LANDING:

PVC double glazed window to fore, doors open to three bedrooms, a family bathroom and separate WC as well as storage.

BEDROOM ONE: 13'05 x 9'08:

PVC double glazed window to rear, radiator, space for double bed and complimenting bedroom suite, door back to landing.

BEDROOM TWO: 13'05 x 7'05:

PVC double glazed window to rear, radiator, space for double bed and complimenting bedroom suite, door back to landing.

BEDROOM THREE: 13'09 x 5'06:

PVC double glazed window to rear, radiator, space for bed and complimenting bedroom suite, door back to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to fore, suite comprising bath with glazed splash screen window to side and pedestal wash hand basin, tiled splashbacks, radiator, door back to landing.

WC:

PVC double glazed obscure window to fore, low level WC, door back to landing.

REAR GARDEN:

A paved patio advances from the accommodation and leads to lawn, timber fencing lines the perimeter with access being given to a rear gate, access back into the property via double glazed sliding patio doors into lounge and an obscure door to kitchen.

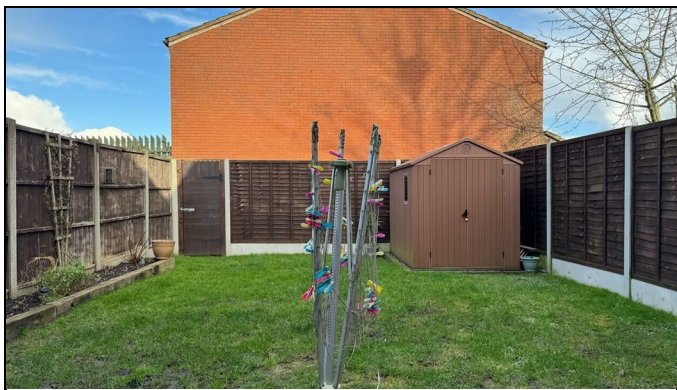


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

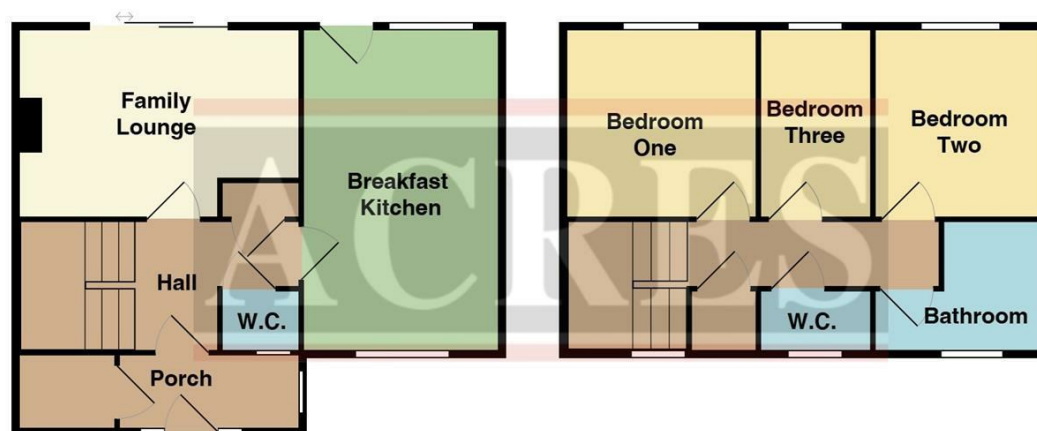
COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Farvale Road, Sutton Coldfield, B76 9RL



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 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.