

ACRES

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- GREAT POTENTIAL FOR EXTENSION (STPP)
- Three bedroomed, semi detached home
- Family bathroom
- Spacious lounge
- Open plan breakfast kitchen through dining
- Multivehicle drive with lawn
- Single garage
- Private and mature rear garden
- No onward chain
- Close to local amenities



HADLEIGH CROFT, MINWORTH, B76 1XF - ASKING PRICE £315,000

NO ONWARD CHAIN Situated in the sought-after area of Minworth, this well-proportioned three-bedroom semi-detached freehold family home presents an excellent opportunity for buyers seeking a property they can truly make their own. Offering a wealth of potential for customisation, modernisation and extension (subject to the necessary planning permissions), the home is ideally suited to growing families and those looking to add value. Conveniently positioned within walking distance of a range of local amenities in Minworth, the property also enjoys easy access to the popular high street of Walmley, where an excellent selection of shops, cafés and everyday conveniences can be found. Readily available bus services provide straightforward commuting to surrounding towns, Birmingham City Centre and neighbouring locations. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a welcoming entrance hall, a spacious family lounge and an open-plan fitted breakfast kitchen incorporating ample dining space. To the first floor are three well-proportioned bedrooms, all serviced by a family bathroom. Externally, the property is approached via a generous block-paved driveway providing off-road parking for multiple vehicles, complemented by a lawned fore garden. An electrically operated up-and-over door gives access to the single garage, while to the rear, a private and well-established garden enjoys attractive planted borders, creating a delightful outdoor space for relaxation and entertaining. Offering fantastic scope to enhance and extend, this appealing family home combines an excellent location with exciting future potential. 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 block paved drive with lawn to side, access is gained into the accommodation via a PVC double glazed obscure door into:

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

FAMILY LOUNGE: 15'01 x 11'08: PVC double glazed bow window to fore, space for complete lounge suite, gas fire set upon a granite-style hearth having matching surround and contrasting mantel over, radiator, door back to entrance hall and door opens to:

FITTED BREAKFAST KITCHEN THROUGH DINING AREA: 15'01 x 10'06: PVC double glazed windows and French doors 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 electric hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, radiator, space for dining table and chairs, door to under-stairs storage, PVC double glazed obscure door to side and door back to family lounge.

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: 13'04 x 8'04: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 10'07 x 8'04: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'07 x 6'05: 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 rear, suite comprising bath with bi-folding splash screen door, 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 border with access being given down to the side of the home and to the front drive, as well as to:

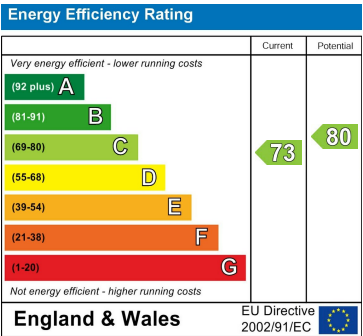
SINGLE GARAGE: 18'09 x 8'06 (please check suitability for your own vehicle): Electrically-operated up and over garage door to fore, a PVC double glazed obscure door opens back to rear garden.



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



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.