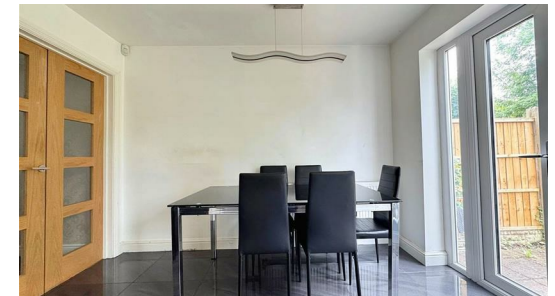


ACRES

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



- Three bedroomed, detached family home
- Fully comprehensive bathroom
- Spacious lounge
- Fitted breakfast kitchen
- Multivehicle drive to fore
- Ev charger & single garage
- Private & mature rear garden
- Excellent position close to amenities
- Well-regarded schooling nearby
- Opportunity for extension (stpp)



WINTON GROVE, MINWORTH, B76 1XE - OFFERS OVER £315,000

Perfectly positioned in a highly sought-after area of Walmley, this three-bedroomed, link-detached freehold family home offers a superb blend of comfort, convenience, and potential. Set within walking distance of a selection of well-regarded schools, public parks, and local shopping amenities, the property enjoys a lifestyle-focused location ideal for families and those seeking easy access to everyday essentials. Walmley itself boasts a vibrant high street lined with cafes, boutiques, and daily convenience stores, while readily-available bus services and excellent road links ensure seamless commutes to surrounding town and city centre locations, including Sutton Coldfield and Birmingham. Internally, the home benefits from gas central heating and PVC double glazing (both where specified). The accommodation briefly comprises a welcoming porch, a spacious family lounge featuring handy under-stairs storage, and a delightful fitted breakfast kitchen with space for dining—an ideal hub for modern family life. Upstairs, there are three well-proportioned bedrooms, all served by a fully comprehensive family bathroom. Externally, the home is approached via a neat block-paved driveway, providing off-road parking and access to a single garage, as well as an electric vehicle charging point—a thoughtful addition for the modern homeowner. To the rear, a paved patio area leads to a generous lawned garden, made private by mature shrubs and bushes, offering a peaceful outdoor retreat. This attractive and well-located home provides an ideal opportunity for families or buyers seeking space and convenience in a thriving community. Internal viewing is highly recommended to appreciate the potential and quality on offer. EPC Rating C.

Set back from the road behind a block paved drive with lawn to side, an electric vehicle Pod point charger is provided with access being given into the home via a PVC double glazed composite door into:

PORCH:

Internal doors open to garage and to:

FAMILY LOUNGE: 15'00 x 12'00:

PVC double glazed bow window to fore, media unit providing recesses for fire, TV, sound bar and TV boxes, space for complete lounge suite, double doors open to under stairs storage, radiator, stairs off to first floor, glazed doors open to:

FITTED BREAKFAST KITCHEN: 15'01 x 11'02:

PVC double glazed French doors with windows to side open to rear, matching wall and base units with recesses for free-standing American-style fridge / freezer and washing machine, integrated oven with grill and microwave over, edged work surfaces with five ring gas hob and extractor canopy over, sink drainer unit, tiled splashbacks and flooring, space for breakfast table, radiator, glazed double doors open back to family lounge.

STAIRS & LANDING TO FIRST FLOOR:

A glazed balustrade leads to the first floor with access being given into three bedrooms and a fully comprehensive family bathroom.

BEDROOM ONE: 15'02 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 8'03:

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

BEDROOM THREE: 9'10 x 6'04:

PVC double glazed 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, step-in shower cubicle with glazed splash screen doors, low level WC and vanity wash hand basin, tiled splashbacks and flooring, ladder style 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 back into the home via PVC double glazed French doors into breakfast kitchen, a further glazed door opens to:

SINGLE GARAGE: 18'03 x 8'06 (please check suitability for your own vehicle use):

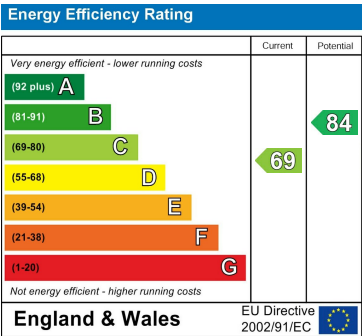
Electric up and over garage door opens to fore.



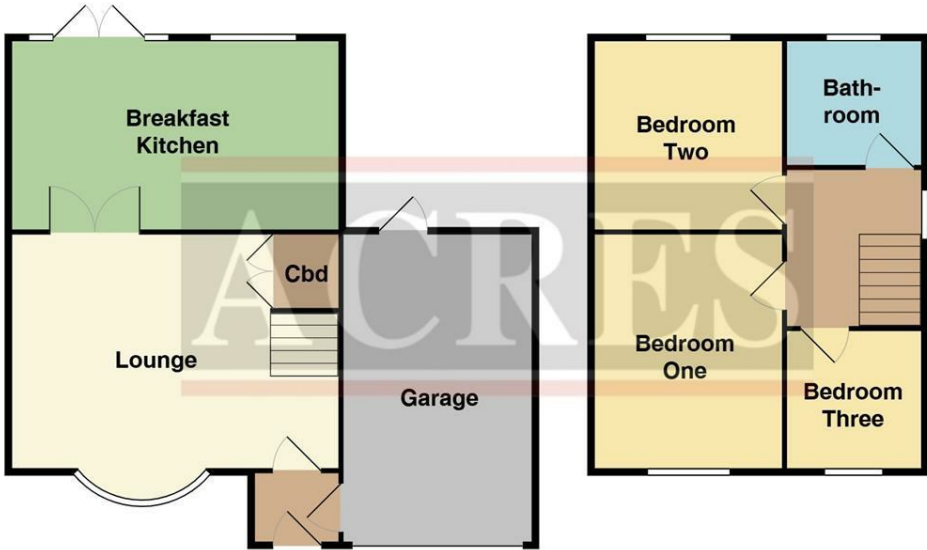
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 313 2888



Winton Grove, Sutton Coldfield, B76 1XE



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.