

ACRES

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- Two bedroomed, mid-terraced home
- Delightful bathroom
- Spacious lounge with dining space
- Fitted kitchen
- Guest cloakroom/WC
- Parking to fore
- Lawned, paved and timber-decked rear garden
- Excellent cul-de-sac location
- Close to local amenities
- Opportunity for personalisation



JUNIPER CLOSE, WALMLEY, B76 1SR - OFFERS OVER £280,000

This two-bedroomed, freehold mid-terraced home enjoys an enviable position directly adjacent to the picturesque New Hall Valley, tucked away within a quiet cul-de-sac setting in Sutton Coldfield. Stylishly prepared yet offering scope for personalisation, the property is perfectly suited to a variety of prospective purchasers, from first-time buyers and downsizers to investors alike. Conveniently located within walking distance of a wide range of local amenities in both Walmley and at the top of Reddicap Heath Road, the home also benefits from vast and readily-available transport links, ensuring straightforward access to surrounding town and city centres. A selection of highly-regarded schools further enhances the property's broad appeal. Internally, the home is complemented by gas central heating and PVC double glazing (both where specified). Accommodation briefly comprises: an entrance hall, fitted kitchen, guest cloakroom/WC and a spacious family lounge with dedicated space for dining. To the first floor are two generous double bedrooms, each benefiting from built-in wardrobes, while a renewed and impressive bathroom completes the internal layout. Externally, a tarmac driveway provides parking to the fore, while the rear garden has been designed for both ease and enjoyment. Block paving, a neat lawn and raised timber decking combine to create the perfect space for outdoor dining and entertaining. A right of way to the rear of the property also allows for additional rear access. With its superb setting, well-proportioned layout and blend of style and potential, this delightful home demands internal inspection to be fully appreciated. EPC Rating TBC.

Set back from the road behind a tarmac drive with paved path and lawn leading to the accommodation, access is gained into the home via a double glazed obscure door into:

ENTRANCE HALL:

Doors open to guest cloakroom / WC, fitted kitchen, storage and family lounge / dining area, radiator stairs off to first floor.

GUEST CLOAKROOM / WC:

PVC double glazed obscure window to fore, suite comprising low level WC and wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

FITTED KITCHEN: 8'11 x 7'07:

PVC double glazed window to fore, matching wall and base units with recesses for fridge / freezer, washing machine and integrated oven, edged work surface with stainless steel sink drainer unit, four ring gas hob with extractor canopy over, radiator, tiled splashbacks, door back to entrance hall.

FAMILY LOUNGE / DINING AREA: 14'01 x 13'11:

PVC double glazed window to rear with sliding patio doors opening to rear garden, space for complete lounge suite, together with space for dining table and chairs, radiators, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR:

Doors open to two bedrooms and a family bathroom.

BEDROOM ONE: 11'11 x 10'09:

PVC double glazed box bow window to fore, with further window to side, built-in wardrobes, space for double bed and complementing suite, radiator, wall panelling and door back to landing.

BEDROOM TWO: 9'10 x 7'05:

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

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising P-shaped bath with splash screen to side, vanity floating wash hand basin and WC, tiled splashbacks, ladder style radiator, door back to landing.

REAR GARDEN:

A block paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's perimeter, a timber rear gate provides rear access.



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)

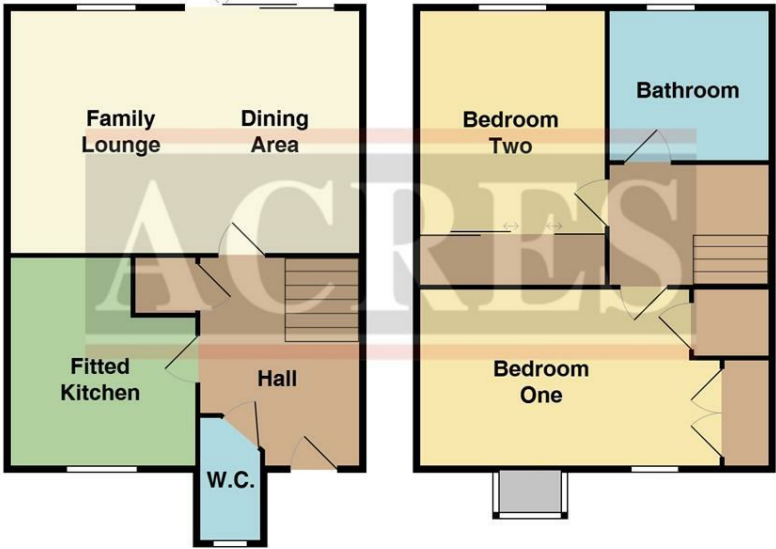
COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 313 2888

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 | | |



Juniper Close, Sutton Coldfield, B76 1SR



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.