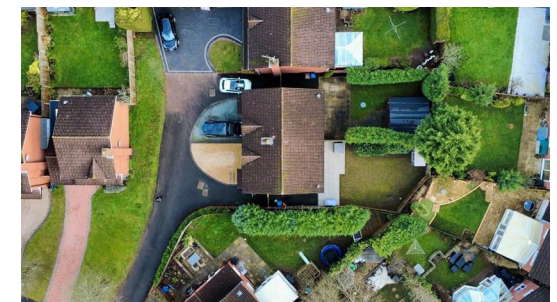


# ACRES

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



- \*\*\*Updated & Modernised\*\*\*
- Three bedroomed, semi-detached home
- Delightful family bathroom
- Spacious lounge
- Renewed fitted breakfast kitchen
- Multivehicle drive to fore
- Low-maintenance rear garden
- Excellent plot
- Close to local amenities
- Near to New Hall Valley



***DICKINSON DRIVE, NEW HALL, B76 1FP - ASKING PRICE £325,000***



This beautifully presented and modernised, three-bedroomed, semi-detached freehold home is set within a quiet cul-de-sac on the highly-regarded New Hall Estate. Offering a stylish interior combined with future potential, the property is ideally suited to buyers seeking an immediate move-in opportunity within a popular residential location. Conveniently positioned within walking distance of a range of amenities along Reddicap Heath Road, including a restaurant and everyday essentials, the home also benefits from readily-available bus services, allowing ease of commute to surrounding towns and Birmingham city centre. The current homeowners have carefully and comprehensively renewed key aspects of the property, creating a modern and welcoming home, while still offering ample scope for personalisation or extension, subject to relevant planning permissions. Further benefits include gas central heating and PVC double glazing (both where specified). Internal accommodation briefly comprises: an entrance hall, spacious family lounge, and a superb, renewed fitted breakfast kitchen. To the first floor are three well-proportioned bedrooms, with the third currently utilised as a home office or study, alongside a modern family bathroom completing the internal layout. Externally, the property is approached via an initial shared driveway which leads to a private, tarmacked and gravelled drive. To the rear, additional space is offered to the side of the home, while a renewed patio area leads onto a lawned garden. Timber fencing encloses and privatises the boundaries, providing a pleasant and secure outdoor space. To fully appreciate the condition, location and potential of the property on offer, we highly recommend an internal inspection. EPC Rating D.

Set back from the road behind an initial shared tarmac drive giving access to a private tarmac drive, together with gravel, timber stepping paves give access to the accommodation via a PVC double glazed obscured door into:

**ENTRANCE HALL:** Glazed door opens to lounge, radiator, space for storage, stairs off to first floor.

**FAMILY LOUNGE:** 13'09 x 11'09: PVC double glazed window to fore, space for lounge suite, radiators, glazed door opens back to entrance hall and to:

**RENEWED FITTED BREAKFAST KITCHEN:** 15'01 x 10'02: PVC double glazed windows and French doors open to rear, an obscure glazed door opens to side, matching wall and base units with integrated dishwasher, washing machine, oven and fridge / freezer, edged work surface with sink drainer unit, four ring electric hob having extractor canopy over, tiled splashbacks, vertical radiator, space for breakfast table and chairs, door to under stairs storage and glazed door opens back to lounge.

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

**BEDROOM ONE:** 14'06 x 8'07: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM TWO:** 9'01 x 8'09: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 10'08 x 6'04: PVC double glazed window to fore, built-in over-stairs storage, space for bed and complementing suite, radiator, door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising bath with splash screen door to side, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks and flooring, door back to landing.

**REAR GARDEN:** A renewed paved patio advances from the accommodation and leads to lawn, timber fencing lines and privatises the property's border with access being given down to the side of the accommodation where tarmac footings can be found, ripe for renovation or extension (subject to the relevant planning permissions).

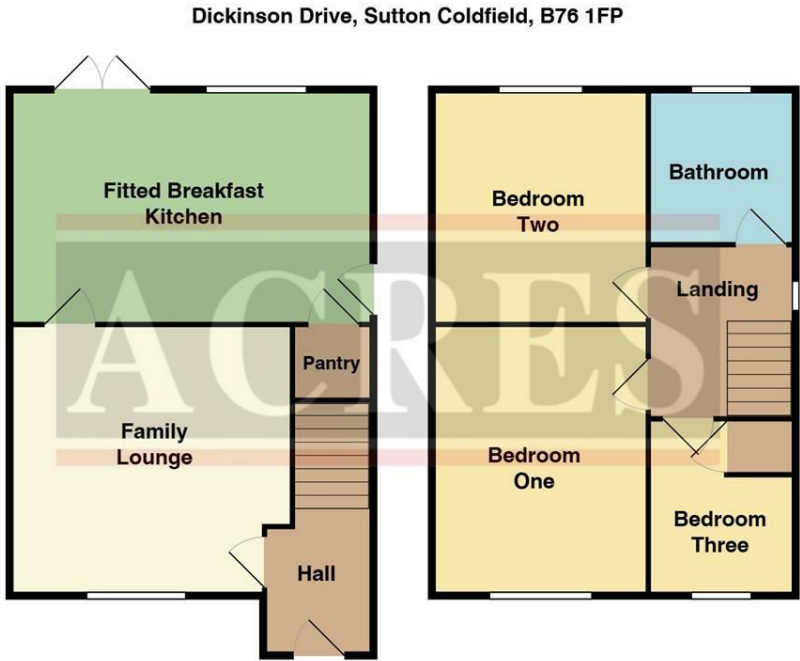
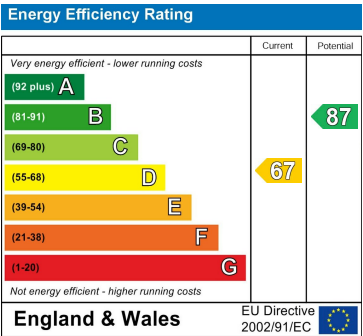




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

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



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.