ACRES

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

- Three bedroomed, mid-terraced
- Sizeable family bathroom
- Spacious, appealing lounge
- Fitted breakfast kitchen with dining
- Guest cloakroom/WC
- Porch & entrance hall
- Paved rear garden
- Parking available (FCFS)
- Excellent position close to amenities
- No onward chain

HAUNCHWOOD DRIVE, WALMLEY, B76 1JR - ASKING PRICE £240,000

Situated in a convenient and well-regarded area of Walmley, this three-bedroomed, mid-terraced freehold family home offers deceptively spacious internal proportions, complemented by tasteful décor throughout, making it ideal for immediate move-in upon completion. The property enjoys a prime location within walking distance of Walmley's popular high street, providing a variety of shops, cafés and everyday amenities. Well-regarded schooling is also available nearby, while excellent transport links ensure ease of access to surrounding towns and Birmingham city centre, making the home well suited to a wide range of purchasers including downsizers, growing families and investors seeking a strong rental opportunity. Having been beautifully maintained throughout its current ownership, the property benefits from gas central heating and PVC double glazing, (both where specified), and briefly comprises an enclosed porch leading into a welcoming entrance hall, a spacious family lounge, and an appealing fitted breakfast kitchen with ample space for dining. A convenient guest cloakroom/WC further enhances the ground floor accommodation. To the first floor, three well-proportioned double bedrooms are provided, all serviced by a sizeable family bathroom, completing the internal layout. Externally, the home is approached via a tarmac pathway, with parking available to both the front and rear of the property on a first come, first served basis. The rear garden is designed for low maintenance, being laid mainly to patio and enclosed by timber fencing to the perimeter. Offering generous space, attractive presentation and a highly convenient location, this delightful home must be viewed internally to be fully appreciated. EPC Rating D.

Set back from the road behind a tarmac path, access is given into the accommodation via a PVC double glazed door into:

PORCH: Space is provided for small storage, a PVC double glazed obscure door opens to:

ENTRANCE HALL: Obscure glazed doors open to kitchen / dining room and lounge, door to guest cloakroom / WC, under stairs storage, stairs off to first floor, radiator.

FAMILY LOUNGE: 13'09 x 10'11: PVC double glazed window to fore, space for complete lounge suite, radiator, obscure glazed door back to entrance hall.

FITTED BREAKFAST KITCHEN / DINING AREA: 17'09 x 8'08: PVC double glazed window to rear, with sliding patio doors to side, matching wall and base units with recesses for free-standing fridge / freezer, washing machine and oven, roll edged work surface with stainless steel sink drainer unit, extractor canopy over, tiled splashbacks, space for dining table and chairs, radiator, obscure glazed door back to entrance hall.

GUEST CLOAKROOM / WC: Suite comprising low level WC and wall-mounted wash hand basin, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms and a family bathroom.

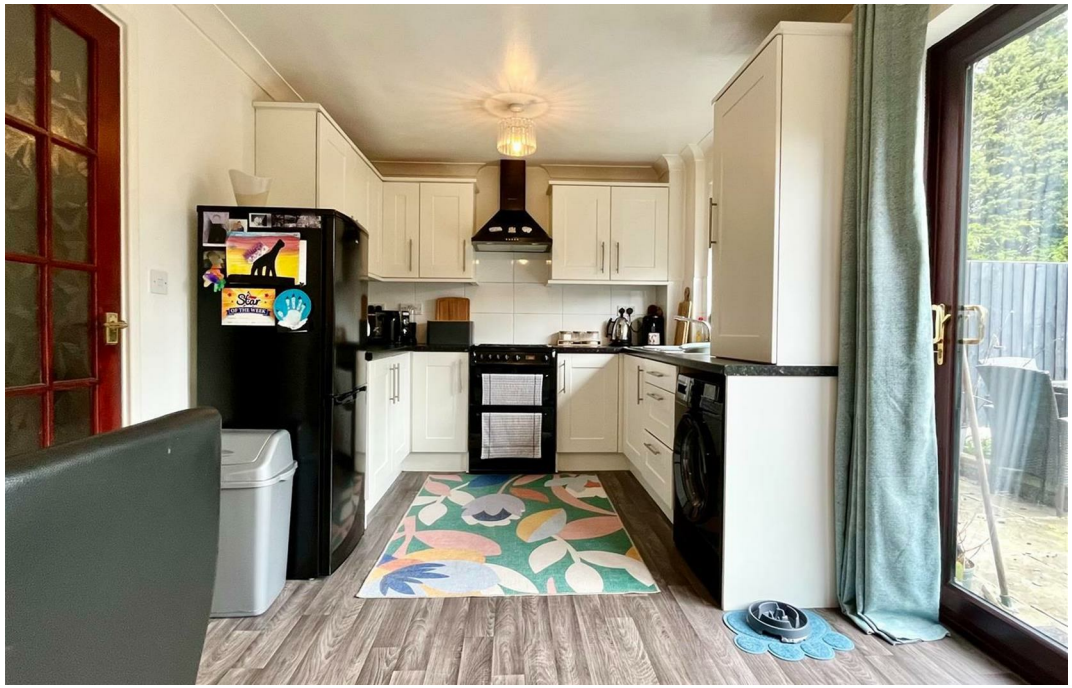
BEDROOM ONE: 13'02 x 10'02: PVC double glazed window to fore, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to landing.

BEDROOM TWO: 13'02 x 8'10: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 11'01 x 7'03: 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, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to rear, a timber gate opens to the back of the home with access being provided back into the accommodation via a PVC double glazed sliding patio door to kitchen / dining area.



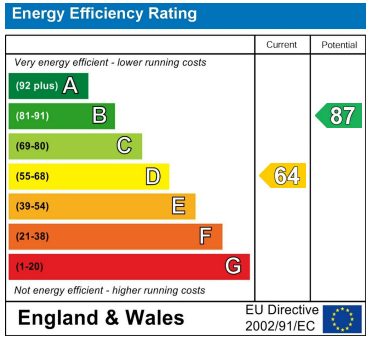
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

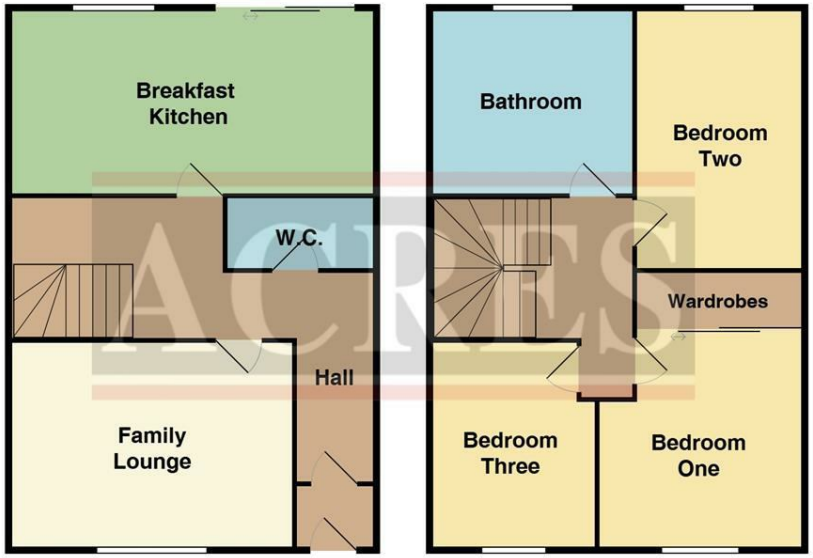
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888



Haunchwood Drive, Sutton Coldfield, B76 1JR



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.