ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Three bedroomed semi detached family home
- Three well-proportioned bedrooms
- Stylish family bathroom and guest WC
- Spacious open plan lounge and dining room
- Contemporary kitchen with separate utility
- Multi vehicle driveway
- Attractive private rear garden
- Ideally positioned for local amenities & transport links
- Excellent access to well-regarded schooling
- OFFERED WITH NO CHAIN

DOUAY ROAD, WYLDE GREEN, B24 0BA - OFFERS OVER £350,000

Situated in a highly sought-after residential location, this beautifully presented three bedroomed freehold semi detached family home offers an exceptional opportunity for buyers seeking a property that is ready to move straight into and offered with no onward chain. Beautifully presented throughout, the home combines modern finishes with charming character features, creating spacious and versatile accommodation ideal for first time buyers, growing families, or those looking to upsize. Every room has been tastefully maintained, allowing the next owners to simply unpack and enjoy. Ideally positioned within walking distance of the excellent amenities available in Wylde Green, the property is conveniently located close to a fantastic range of shops, cafés, restaurants and everyday conveniences. Wylde Green Train Station offers regular services into Birmingham City Centre and beyond, whilst excellent road and public transport links make commuting effortless. The property also benefits from being close to a selection of well-regarded schools, parks and local recreational facilities, making it perfectly suited to family living. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a welcoming entrance hall giving access to a family lounge through kitchen/diner and separate utility and guest WC. To the first floor are three well-proportioned bedrooms serviced by a family bathroom. Externally, access is provided to the home via a multi vehicle paved driveway and a private and mature well-tended rear garden offers opportunity for outside dining, entertaining and relaxing. To fully appreciate the opportunity that this home presents, early internal inspection is recommended. EPC Rating D.

Set back from the road behind a multi vehicle paved driveway, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL: Door opens to guest cloakroom / WC and access is provided to family lounge through dining area, built-in storage cupboards, column radiator, stairs off to first floor.

GUEST CLOAKROOM / WC: Suite comprising low level WC and vanity wash hand basin set within a floating vanity unit, tiled splashback, column radiator, door back to entrance hall.

FAMILY LOUNGE: 13’05 x 11’08: PVC double glazed bay window to fore, space for complete lounge suite, log-burning stove set upon a tiled hearth with brick surround and timber mantel over, radiator, access to:

DINING AREA: 16’05 x 10’05: PVC double glazed bay window with French doors open to rear garden, space for dining table and chairs, column radiator, access is provided through to:

FITTED KITCHEN: 8’07 x 7’06: PVC double glazed window to rear, matching high-gloss wall and base units with space for free-standing fridge / freezer, wood-effect work surfaces complete with a sink unit and four ring electric hob having extractor canopy over, tiled splashbacks, access is provided through to:

UTILITY: 6’08 x 4’04: PVC double glazed window to rear, matching high-gloss wall and base units, integrated oven, space for washing machine and dryer, wood-effect work surfaces, radiator, access back to kitchen.

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

BEDROOM ONE: 14’03 x 11’09: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 15’06 x 10’07: PVC double glazed bay window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 7’08 x 5’10: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising free-standing bath, corner shower cubicle with splash screen door, low level WC and wash hand basin set within a floating vanity unit, tiled splashbacks, ladder-style radiator, door back to landing.

REAR GARDEN: A paved patio offering space for relaxation and dining advances from the accommodation and leads to two lawned areas, timber fencing lines and privatises the property’s borders with further enhancement offered by mature and well-tended trees and bushes. Access is gained back into the accommodation via French doors to dining area.

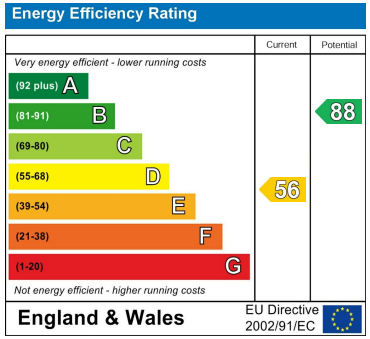
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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: 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.