

ACRES

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- ***No onward chain***
- Two bedroomed, semi detached family home
- Built-in wardrobes to both bedrooms
- Well-appointed shower room
- Spacious family lounge
- Fitted breakfast kitchen
- Multivehicle drive to fore
- Private & mature rear garden
- Recessed single garage
- Excellent position close to amenities



ARGUS CLOSE, WALMLEY, B76 2TG - OFFERS OVER £250,000

Situated within a sought-after location of Sutton Coldfield, this two-bedroomed, semi-detached & freehold home is offered to the market with the added benefit of no onward chain. The home enjoys a convenient setting within walking distance of a variety of amenities, including well-regarded local schooling, readily-available bus services and an excellent selection of shopping facilities, with easy access to surrounding towns and city centre locations. Benefitting from gas central heating and PVC double glazing (both where specified), stylish yet neutral décor throughout allows for immediate occupation. The internal accommodation briefly comprises: a welcoming porch, a spacious lounge and an impressive fitted breakfast kitchen, to the first floor are two generous double bedrooms, both featuring built-in wardrobes while an attractive modern shower room completes the internal layout. Externally, the property is approached via a multi-vehicle paved driveway with lawn and mature shrubs to the side and fore. Seventy/thirty split garage doors provide access to the recessed single garage. To the rear, a decked seating area leads onto a delightfully maintained lawn, complemented by well-established shrubs and bushes to the boundaries, offering an excellent degree of privacy. To fully appreciate the accommodation on offer and the opportunity for personalisation, an internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a paved drive with lawn and bush to side, access is gained into the accommodation via a PVC double glazed door with windows to side into:

PORCH: Tiled flooring, space is provided for storage, an obscure timber door opens to:

FAMILY LOUNGE: 14'00 x 12'08: PVC double glazed window to fore, space for complete lounge suite, radiator, stairs off to first floor, an obscure door opens to:

FITTED BREAKFAST KITCHEN: 12'05 x 9'02: PVC double glazed windows and door open to rear garden, matching wall and base units with recesses for washing machine and fridge / freezer, integrated oven, edged work surface with stainless steel sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks, space for dining table and chairs, radiator, obscure door opens back to lounge.

STAIRS & LANDING TO FIRST FLOOR: Doors open to two bedrooms and a shower room.

BEDROOM ONE: 10'01 x 9'05: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door to over-stairs storage and built-in wardrobes, door back to landing.

BEDROOM TWO: 10'10 x 6'08: PVC double glazed window to rear, space for double bed and complementing suite, built-in wardrobes, radiator, door back to landing.

SHOWER ROOM: PVC double glazed obscure window to side, suite comprising step-in shower cubicle with glazed sliding splash screen door, vanity wash hand basin and WC, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Decking advances from the accommodation and leads to a prominent lawn, mature, well-tended shrubs and bushes line and privatise the property's border with access being given back into the home via a PVC double glazed door to kitchen and a secondary obscure glazed door opening to:

GARAGE: 16'05 x 8'01: (please check suitability for your own vehicle use): 70/30 split door opens to fore, door back to garden.

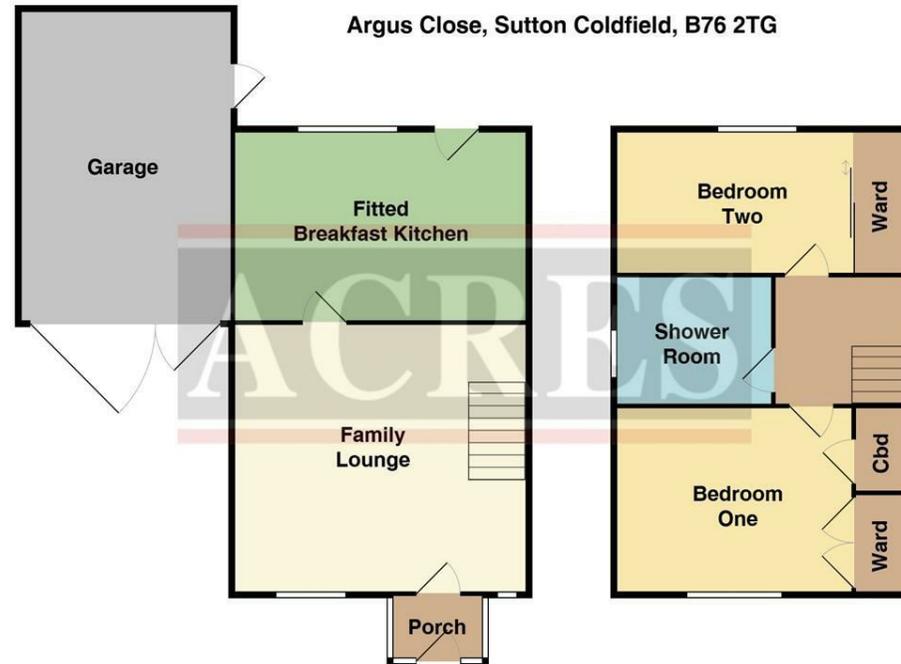


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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	



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.