

ACRES

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



- *OFF STREET PARKING TO REAR*
- Four bedroomed, mid-terraced home
- Fully comprehensive bathroom
- Dining room through to rear lounge
- Attractive fitted breakfast kitchen
- Guest cloakroom/WC & utility
- Deep entrance hall & porch
- Impressive fore garden & Delightful rear garden with parking
- Well-maintained and ready to move in
- NO ONWARD CHAIN



ROUGH COPPICE WALK, CASTLE VALE, B35 7JB - OFFERS AROUND £230,000

This four-bedroom mid-terraced freehold family home offers both immediate move-in & opportunity for internal personalisation, making it a superb choice for many prospective buyers. Situated in a convenient, well-connected location, the property benefits from immediate access to educational facilities for all ages, making it particularly appealing to families. Just a short stroll from a variety of local shopping amenities, the home is ideally placed for day-to-day living, with readily-available bus services providing access to surrounding towns & Birmingham city centre. The property's position blends residential tranquillity with urban convenience, offering a lifestyle of ease & practicality. Internally, the home benefits from warm air heating & PVC double glazing (both where specified), a combination boiler for hot water & cavity wall insulation plus an insulated loft space. Accommodation is generously arranged across 2 floors & briefly comprises: an enclosed porch, a deep & welcoming entrance hallway, a well-proportioned fitted breakfast kitchen, a dining room which flows into a rear lounge — creating an ideal space for family interaction or entertaining guests. A guest cloakroom/WC & a useful utility area add further practicality to the ground floor layout. Upstairs, the 1st floor hosts 4 spacious bedrooms, all offering excellent potential for flexible use, whether as sleeping accommodation, home offices or additional living space. A fully fitted, comprehensive family bathroom completes the internal arrangement. The property is set back behind a charming front garden, laid mainly to lawn with well-maintained shrub borders providing greenery & kerb appeal. To the rear, a combination of paved patio & lawn leads to a rear driveway, accessed via 50/50 split timber gates, offering off-road parking or the potential for additional garden versatility. Access to off-street parking is available in Watton Green, a quiet cul-de-sac to the rear of the property. With excellent space, fantastic potential, & a family-friendly location, this is a home well worth viewing. EPC C.

Set back from the road behind a paved, shared path that advances to the front garden, a metal gate with purpose-built brick wall separates lawn, and mature shrubs, with access being gained into the home via a PVC double glazed door with windows to side into:

PORCH:

PVC double glazed obscure door with windows to side opens into:

ENTRANCE HALL:

Internal doors open into guest cloakroom/WC, utility, obscure doors to kitchen and lounge/dining room.

DINING ROOM: 12'05 x 10'01:

PVC double glazed window to fore, space for dining table and chairs, obscure door back to entrance hall and access into:

FAMILY LOUNGE: 13'04 x 12'04:

PVC double glazed window to rear, space for complete lounge suite, electric fire set on granite hearth with timber mantle over, obscure window to entrance hall, access back to dining room.

FITTED KITCHEN: 13'09 x 9'03:

PVC double glazed window and door to rear garden, matching wall and base units with recesses for fridge/freezer and freestanding cooker, roll edged work surfaces with one and a half stainless steel sink drainer unit, extractor fan over, tiled splashbacks, obscure door back to entrance hall.

GUEST CLOAKROOM / WC:

PVC double glazed obscure window overlooking porch, suite comprising low level WC, door back to hall.

UTILITY: 6'00 x 5'10:

Space for washing machine and dryer, base unit with work surface over, windows overhead look to entrance hall, with door back to entrance hall.

STAIRS & LANDING:

Doors to four bedrooms and a family bathroom.

BEDROOM ONE: 13'08 x 9'04:

PVC double glazed window to fore, space for double bed and complimenting suite, door back to landing.

BEDROOM TWO: 12'03 x 10'04:

PVC double glazed window to fore, space for double bed and complimenting suite, door back to landing.

BEDROOM THREE: 11'08 x 9'02:

PVC double glazed window to rear, space for double bed and complimenting suite, door back to landing.

BEDROOM FOUR: 12'09 x 6'05:

PVC double glazed window to rear, space for bed and complimenting suite, door back to landing.

BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath, step-in shower with glazed splash screen door, low level WC and pedestal wash hand basin, tiled splashbacks, door back to landing.

REAR GARDEN:

Paved patio advances from the accommodation and leads to lawn, a rear off-road parking space is provided through timber 50 / 50 split gates.



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 : B

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	73	80
(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	



Rough Coppice Walk, B35 7JB



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 their purpose, or within 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.