

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Four bedroomed, freehold detached home
- Master boasting en-suite shower room
- Well-appointed bathroom
- Spacious family lounge with dining space
- Appealing fitted breakfast kitchen
- Substantial rear conservatory
- Guest cloakroom/WC & single garage
- Multivehicle drive with lawn to fore
- Sweeping rear garden with vast space
- Excellent position close to amenities



**OAKENHAYES CRESCENT, MINWORTH, B76 9RP - OFFERS IN EXCESS OF £425,000**

This well-presented, four-bedroomed, detached freehold family home enjoys a quiet position in Minworth, set along a one-way road that offers added privacy and minimal passing traffic. Providing generous living space together with excellent scope for personalisation and potential extension (subject to planning), the property presents an exciting opportunity for families seeking a long-term home. Lovingly maintained throughout its lengthy tenure, the home has been kept in excellent order by the current owners, allowing prospective buyers the benefit of immediate move-in potential while still offering the chance to modernise to personal taste. The property is conveniently located within walking distance of local amenities in Minworth, including daily essential groceries, while further shopping, cafés and facilities can be found on nearby Walmley High Street. Well-regarded schooling is available close by and excellent road and transport links provide easy access to surrounding areas and Birmingham. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a porch leading into an entrance hall, a substantial family lounge with bay window and space for dining, a well-appointed fitted kitchen, a generous conservatory overlooking the garden and a guest cloakroom/WC. To the first floor are four well-proportioned bedrooms, with the master benefitting from an en-suite shower room, while a family bathroom services the remaining rooms. Externally, the home is approached via a sizeable block paved driveway with neat lawn to the side, providing access to a single garage. The rear garden is particularly broad, offering a well-maintained lawn with mature shrubs to the borders and paved areas ideal for outdoor dining and entertaining. Internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicular drive with beautifully-maintained lawns to side, access is gained into the accommodation via a PVC double glazed door with windows to side, into:

**PORCH:** Space is provided to side for storage, an internal obscure glazed door opens to:

**ENTRANCE HALL:** PVC door to garage, doors to lounge, guest cloakroom / WC and under stairs storage, radiator, access is provided to fitted kitchen, stairs off to first floor.

**FAMILY LOUNGE:** 23'06 (into bay) x 20'04 max / 11'08 min: PVC double glazed bay window to fore, PVC double glazed patio doors open to rear conservatory, space for complete lounge suite, electric stone-effect fire, radiators, doors back to entrance hall and door to:

**FITTED BREAKFAST KITCHEN:** 13'10 x 8'02: PVC double glazed windows to rear and door opens to conservatory, matching wall and base units with integrated fridge and oven, breakfast bar provides seating, roll edged work surface with one and a half stainless steel sink drainer unit, tiled splashbacks, access is provided back to entrance hall and to lounge.

**REAR CONSERVATORY:** 15'07 x 11'09: PVC double glazed windows and doors open to rear, space is provided for complete lounging suite, with further varying uses, a double glazed door opens back to kitchen with patio doors opening back to lounge.

**GUEST CLOAKROOM / WC:** PVC double glazed obscure window to side, suite comprising low level WC and wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

**STAIRS & LANDING TO FIRST FLOOR:** Doors open to four bedrooms, a family bathroom and storage.

**BEDROOM ONE:** 12'10 x 11'08: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door to landing and to:

**ENSUITE SHOWER ROOM:** PVC double glazed obscure window to fore, suite comprising step-in shower, vanity wash hand basin and low level WC, radiator, tiled splashbacks, door back to bedroom.

**BEDROOM TWO:** 11'06 x 10'08: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

**BEDROOM THREE:** 8'10 x 8'07: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

**BEDROOM FOUR:** 9'05 x 7'00: PVC double glazed window to rear, space for bed and complementing suite, radiator, built-in wardrobe, 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 provides space to side for further private dining or entertaining, immaculately-presented lawn leads to the back of the accommodation with mature shrubs and bushes lining the property's perimeter, and access being given back into the home via doors to conservatory and door to:

**GARAGE:** 17'04 x 7'10: (please check suitability for your own vehicle use): Recesses are provided for freezer and fridge, up and over garage door to fore, a PVC door opens to entrance hall, a PVC double glazed obscure door opens back to rear garden.

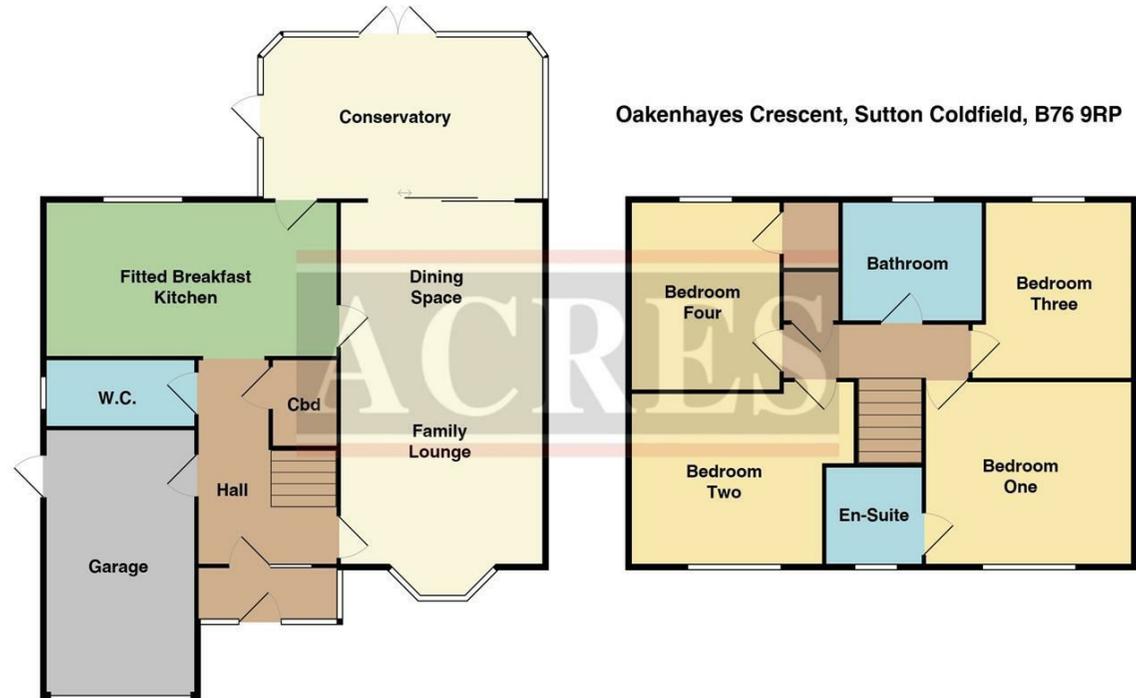


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** D    **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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
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.