

ACRES

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- No onward chain!
- Three bedroomed, extended family home
- Superb internal proportions
- Well-appointed bathroom
- Spacious family lounge
- Impressive fitted breakfast kitchen
- Guest cloakroom/WC and office/further bedroom
- Paved front garden with shrubs
- Paved and lawned rear garden with garage
- Immaculate throughout



INNSWORTH DRIVE, CASTLE VALE, B35 6BA - ASKING PRICE £230,000

This beautifully maintained three-bedroomed, semi-detached freehold family home in the ever-popular area of Castle Vale offers superbly proportioned accommodation and stylish décor throughout, presented to an exceptional standard and available with no onward chain. Ideally positioned within walking distance of a variety of everyday amenities, the property also benefits from excellent commuter links via readily-available bus services and convenient road networks, while well-regarded local schools and public parks are also close by. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation briefly comprises a welcoming porch and entrance hall, a spacious fitted breakfast kitchen, an impressive family lounge, guest cloakroom/WC, office/study or potential fourth bedroom, and a sizeable storage area. To the first floor are three generous double bedrooms alongside an attractive family bathroom. Externally, the home is approached via a paved pathway bordered by shrubs and bushes, while the rear garden offers a delightful combination of lawn and patio areas, ideal for dining, entertaining, and family enjoyment. A rear garage provides additional useful storage or parking space. To fully appreciate the size, presentation, and lifestyle opportunity on offer, early internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a paved walkway providing access to multiple houses, the private front garden is accessed via timber picket fencing with shrubs to side and a paved path giving access to the property via a PVC double glazed obscure door with window to side into:

PORCH: Obscure and clear glazed windows with a central door opening to:

ENTRANCE HALL: Doors open to breakfast kitchen, lounge, guest cloakroom / WC, office / study or potential downstairs bedroom and storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 18'11 x 12'02: PVC double glazed windows and door open to rear garden, space for complete lounge suite, radiator, door back to entrance hall.

BREAKFAST KITCHEN: 13'10 x 12'04: PVC double glazed window to fore, matching wall and base units with recesses for fridge / freezer, washing machine and oven, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, extractor canopy over, space for breakfast table and chairs, door back to entrance hall.

OFFICE / STUDY OR POTENTIAL BEDROOM: 10'06 x 9'07: PVC double glazed window to rear, space for complete office suite or bedroom suite, radiator, door back to entrance hall.

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

STORAGE: 6'07 x 4'03: Potential for conversion.

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

BEDROOM ONE: 12'04 x 11'01: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 11'01 x 9'03: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door to storage and door back to landing.

BEDROOM THREE: 9'05 x 7'08: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to fore, 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 lawn, access is given back into the home via a PVC double glazed door to lounge, access is also provided to a:

SINGLE GARAGE: (please check suitability for your own vehicle use): Up and over garage door to fore, further 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)

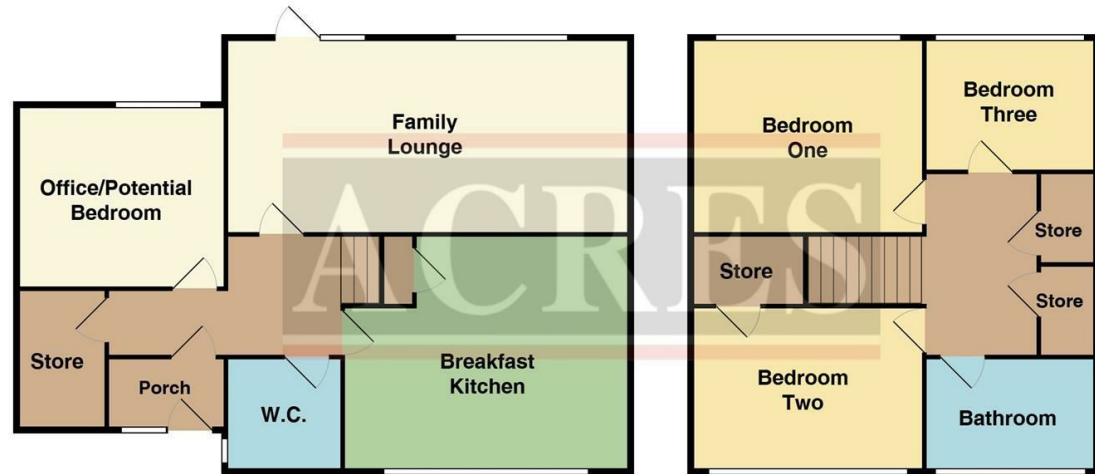
COUNCIL TAX BAND: B **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

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



Innsworth Drive, B35 6BA



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.