

ACRES

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- Two bed roomed, mid terraced family home
- En-suite shower room to master
- Well-appointed bathroom
- Spacious lounge
- Open breakfast kitchen with dining
- Multivehicle drive to fore
- Impressive & private rear garden
- Stone's throw from New Hall Valley
- Excellent position close to amenities
- Suitable for a variety of buyers



BILBERRY CRESCENT, WALMLEY, B76 1SL - OFFERS IN THE REGION OF £250,000

Nestled just a stone's throw from the stunning and tranquil New Hall Valley Nature Reserve, this two-bedroomed, mid-terraced freehold home in Sutton Coldfield offers an exceptional blend of peaceful surroundings and everyday convenience. Perfectly positioned for families and commuters alike, the property sits within walking distance of well-regarded schools for all ages, while a wealth of shopping amenities can be found nearby in Sutton Coldfield town centre. Additionally, readily-available bus services provide excellent links to Walmley, Wylde Green, Birmingham city centre, and beyond, ensuring ease of access. Internally, the home benefits from gas central heating and PVC double glazing (both where specified), with accommodation briefly comprising: entrance hall, a spacious family lounge and a generous rear breakfast kitchen offering ample space for dining and entertaining. Upstairs, two well-proportioned double bedrooms are presented, both featuring built-in wardrobes, with the master bedroom enjoying an en-suite shower room. A well-appointed family bathroom completes the internal layout. Externally, the home is approached via a tarmac driveway flanked by mature shrubs, while to the rear, a paved patio leads to a lawned garden with pruned borders offering privacy and charm. With its fantastic location and well-balanced accommodation, this home is ideal for a range of buyers. Internal inspection is highly recommended to truly appreciate what's on offer. EPC Rating D.

Set back from the road behind a multi vehicular tarmac drive with mature shrubs and bushes to fore, access is gained into the accommodation via a double glazed obscure door into:

ENTRANCE HALL:

Radiator, stairs off to first floor, door opens to:

FAMILY LOUNGE: 14'10 x 10'06:

Double glazed window to fore, gas fire set upon a granite hearth having matching surround and contrasting mantel over, radiators, space for complete lounge suite, door back to entrance hall, door opens to:

FITTED BREAKFAST KITCHEN: 13'05 x 8'08:

Double glazed windows to rear with patio doors to side, matching wall and base units with integrated oven, grill, fridge / freezer and washing machine, roll edged work surface with four ring electric hob having extractor canopy over, one and a half sink drainer unit, tiled splashbacks, radiator, door to under stairs storage and back to lounge.

STAIRS & LANDING:

Doors open to two bedrooms, a family bathroom and airing cupboard.

BEDROOM ONE: 11'08 x 10'06 max / 8'04 min:

Double glazed window to fore, built-in wardrobe, space for double bed and complimenting suite, radiator, door back to landing and to:

ENSUITE SHOWER ROOM:

Double glazed obscure window to fore, suite comprising step-in shower, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 9'10 x 7'02:

Double glazed window to rear, space for double bed and complimenting suite, radiator, built-in wardrobe, door back to landing.

BATHROOM:

Obscure double glazed window to rear, suite comprising bath with glazed splash screen door to side, low level WC and pedestal wash hand basin, tiled splashbacks, radiator, door back to landing.

REAR GARDEN:

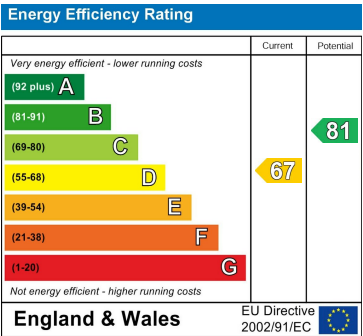
A paved patio advances from the accommodation and leads to lawn; complete, well-tended and mature shrubbed borders line and privatise the property's perimeter with a timber gate opening to rear, offering bin storage.



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



Bilberry Crescent, Sutton Coldfield, B76 1SL



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.