ACRES

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

- Impressively proportioned, four bedroomed detached
- Delightful family bathroom & separate shower room
- Imposing lounge through rear study space
- Extended dining room with sky lights over
- Fitted breakfast kitchen with side utility
- Guest cloakroom/w.c. & garage
- Substantial rear garden with side-garden
- Multivehicular block pave drive to fore
- Enviable position at the end of the road
- Excellent commuter links and shopping facilities nearby

MARFIELD CLOSE, MINWORTH, B76 1YD - OFFERS IN EXCESS OF £510,000

Set back from the road behind a paved, shared drive of which leads to three homes, at the end of the drive access is provided to the property with parking for multiple vehicles, a pvc double glazed obscure door opens into:

ENTRANCE HALL: Internal doors open to a substantial family lounge and w.c., space for cloaks storage, stairs off to first floor.

GUEST W.C.: Pvc double glazed obscure window to fore, suite comprising corner wash hand basin and low level w.c., tiled splashbacks and flooring with a sprinkling of bespoke, handcrafted tiles, door back to entrance hall.

SUBSTANTIAL FAMILY LOUNGE: 25'03" x 12'04": Pvc double glazed bow window to fore, gas wood burner style fire set upon a tiled hearth having brick built chimney breast over, Karndean flooring leads to a rear lounge area offering access to an understairs pantry, radiator, access to kitchen and into:

DINING ROOM: 15'3" x 10'03": Pvc double glazed windows and patio doors to rear garden, Karndean flooring, vertical radiator, glazed skylights into roof, space for dining table, access is provided back into lounge.

BREAKFAST KITCHEN: 11'8" x 8'7": Pvc double glazed windows to rear garden, matching shaker style wall and base units with integral oven and dishwasher, Granite edged work surfaces with matching upstands and contrasting tiled splashbacks, a four ring gas hob having extractor canopy over and a one and a half stainless steel sink drainer is provided, space for stools to a breakfast bar, access back to lounge and a glazed door opens into:

UTILITY: 11'7" x 4'6": Pvc double glazed leaded door to garden, matching wall and base units with recesses for fresh produce, washing machine and dryer, roll edged work surfaces with matching upstands and one and a half stainless steel sink drainer unit, tiled flooring, glazed door to kitchen and door to garage.

STAIRS AND LANDING: Doors open to four bedrooms, a family bathroom and shower room, access also provided to two loft spaces.

L SHAPED BEDROOM ONE: 15'9" x 14'8": Two Pvc double glazed window to fore, built in wardrobes with recess to centre for bed, radiators, space for dressing area, door back to landing.

BEDROOM TWO: 17'6" x 11'4": Pvc double glazed windows to fore and to side, fitted wardrobes, washing station having basin and tiled splashbacks, radiator, door back to landing.

BEDROOM THREE: 11'5" x 10'5": Pvc double glazed window to rear, fitted wardrobes with recess to centre for dressing/study, radiator, door to landing.

BEDROOM FOUR: 10'8" x 8'9": Pvc double glazed window to rear, fitted wardrobes, radiator, door back to landing.

FAMILY BATHROOM: Pvc double glazed obscure window to rear, suite comprising of freestanding bath, vanity wash hand basin and low level w.c., tiled splashbacks, ladder style radiator, door to storage and back to landing.

SHOWER ROOM: Pvc double glazed obscure window to side, suite comprising step in shower cubicle with glazed splash screen door to fore, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Paved patio advances from from the property and to well manicured lawn, mature shrubs and bushes line and privatise the accommodations perimeter, access to the side of the home with further patio, together with gravel, providing access to utility and fore.

GARAGE: 16'3" x 8'3": (Please check the suitability for your own vehicle use) Electric up and over garage door to fore, electrical access, door back to utility.

** Please note : Unfortunately, Rightmove automatically remove any hyperlinks added to their site, thus the details of where the information below is available is provided, and not the actual links. These can be copy and pasted in to a browser / search engine **

To check the mobile phone coverage for various networks copy and paste this link into a browser : checker.ofcom.org.uk/en-gb/mobile-coverage

To check the broadband / internet speeds together with networks for the property copy and paste this link into a browser : checker.ofcom.org.uk/en-gb/broadband-coverage

Our vendors are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request by contacting our offices.

Buyer ID legal requirements checks / fees payable. Please click on the tab named " Paid ID checks for buyers " contained within the full description tab on Rightmove / see Acres web site tab - Services - Fess and charges, or copy and paste this link into a browser acres.co.uk/services-mh/fees-charges

Details of fixtures and fittings included within the sale are contact within the room measurements. The vendors reserve the right to remove any of these items by agreement during negotiation if needed / not wanted.

Tenure : Please see the property listing for details. Additionally, further information (eg length of lease, if applicable) can be obtained here if applicable / wanted, copy and paste this link into a browser : tinyurl.com/5dvd2hnb

Acres Estate Agents have not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor, Surveyor or other qualified party. Additionally, please note all measurements are approximate

Very occasionally the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be ordered with 7 days of marketing, and presented within 21 days thereafter. For an update on the preparation of the EPC please contact the selling office or regularly monitor our website / portals. Should you require a copy of the full EPC please once more contact the selling office and we will happily forward this to you in PDF format, or by hard copy.

Property to sell ? Please contact your local office or email us as we would of course be delighted to assist.

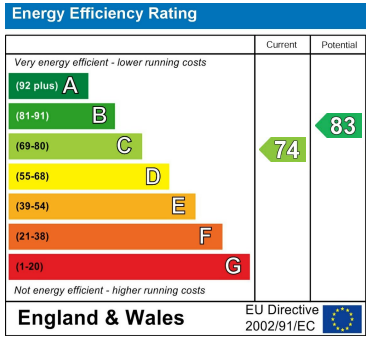
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

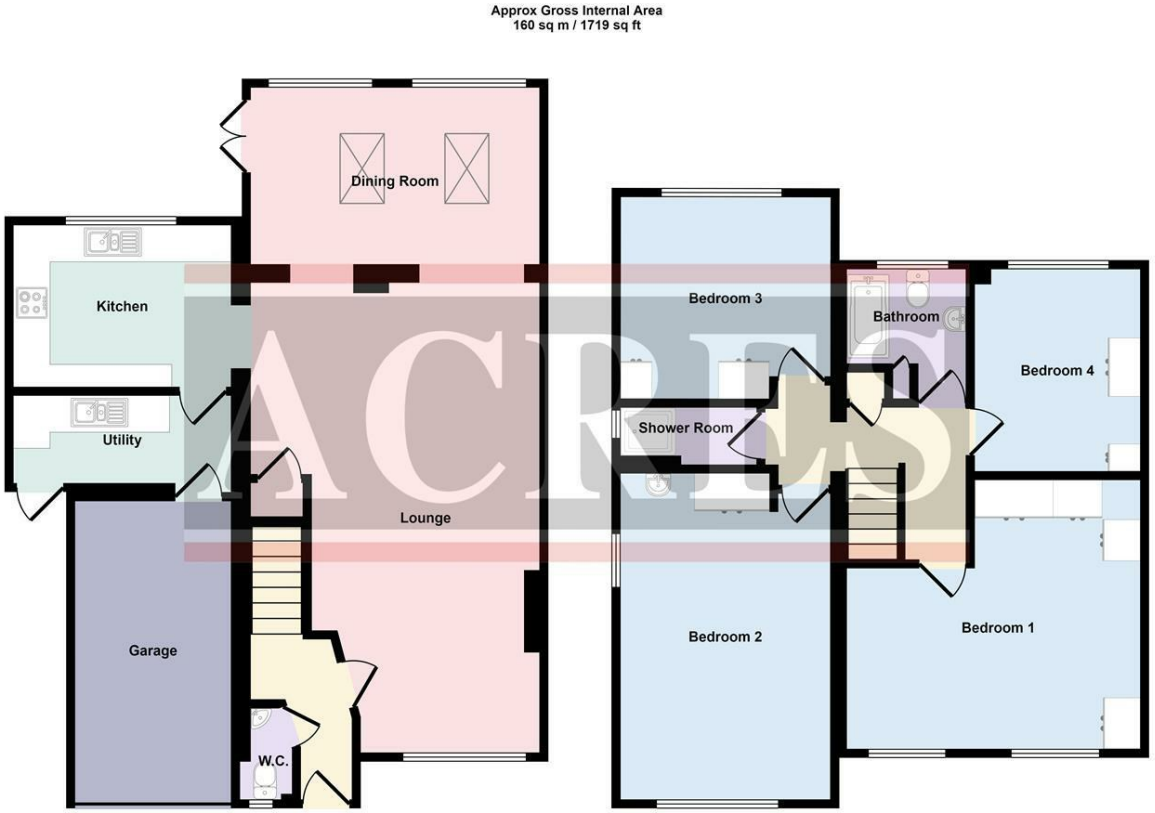
The Property Ombudsman

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: E **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.