

ACRES

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- Completely modernised, brand new within
- Three bedrooms
- Brand new family bathroom
- Spacious family lounge
- Rear dining room and family area
- Extended fitted breakfast kitchen
- Rear off-road access
- Garden to fore
- No onward chain
- Excellent position close to amenities



PLANTS BROOK ROAD, WALMLEY, B76 1EX - OPEN TO OFFERS £375,000

This fully modernised, three-bedroomed, freehold semi-detached family home on Plants Brook Road, Walmley, Sutton Coldfield offers generous extended accommodation together with excellent opportunity for personalisation. Recently updated throughout, the property benefits from renewed heating systems and electrics, providing peace of mind while presenting a neutral canvas ready for a purchaser's finishing touches. The home is ideally located within walking distance of well-regarded schooling and the amenities available on Walmley's popular high street, as well as further shopping in nearby Minworth. Excellent access to outdoor space is also provided, with New Hall Valley Nature Reserve and Pype Hayes Park both close by. Readily-available bus services can be found on Eachelhurst Road, just a short stroll from the property. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises an entrance hall leading to a bright family lounge with bay window to the fore. To the rear, a spacious dining room offers space for both dining and additional seating. An extended fitted breakfast kitchen completes the ground floor and provides ample workspace and storage. To the first floor are three well-proportioned bedrooms, all serviced by a newly installed family bathroom finished to a modern standard. Externally, the home is approached via a front garden with scope to create a driveway (subject to approval). The rear garden is mainly laid to lawn and offers access to a rear off-road track, providing potential for off-road parking or the construction of a garage. Internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a fore garden, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL: Doors open to lounge, dining room and to under-stairs storage areas, radiator, stairs off to first floor.

FAMILY LOUNGE: 13'09 (into bay) x 11'08 max / 10'03 min: PVC double glazed bay window to fore, space for complete lounge suite, radiator, door back to entrance hall.

DINING ROOM: 16'02 x 12'08 max / 8'08 min: PVC double glazed window to side, space for complete dining table and chairs, with further space for lounging, radiator, door back to entrance hall and access is provided to:

EXTENDED FITTED BREAKFAST KITCHEN: 15'09 x 7'09: PVC double glazed window to rear having door to side also opening to garden, matching wall and base units with recesses for washing machine and American-style fridge / freezer, integrated oven, roll edged work surface with stainless steel sink drainer unit, four ring electric hob with extractor canopy over, matching upstands, access is provided back to dining room.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 14'05 (into bay) x 11'08 max / 10'05 min: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 12'09 x 9'04: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 7'05 x 5'05: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, pedestal wash hand basin and low level WC, ladder-style radiator, panelled splashbacks, door to airing cupboard and door back to landing.

REAR GARDEN: An initial paved path advances from the accommodation and leads to lawn, access is given down to the side of the home and to the rear where a previous garage was located, providing off-road access to a rear track.



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)

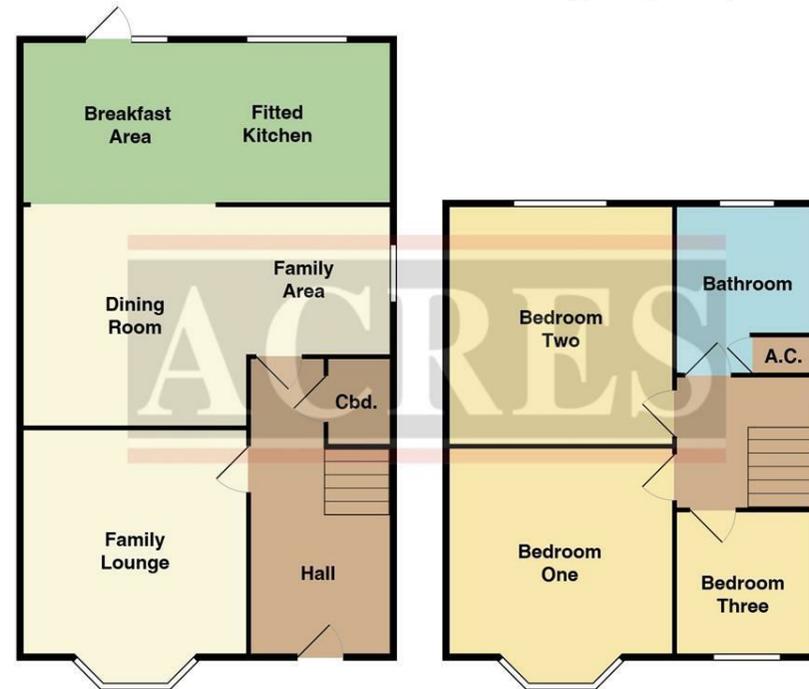
COUNCIL TAX BAND: C **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



Plants Brook Road, Sutton Coldfield, B76 1EX



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.