

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- NO ONWARD CHAIN & HUGE PLOT
- Three bedroomed, semi detached
- Well appointed family bathroom
- Spacious lounge
- Open plan fitted breakfast kitchen
- Large rear conservatory
- Single garage & multivehicle drive
- Secure side, gated parking
- Landscaped rear garden
- Excellent position close to amenities



MORELAND CROFT, MINWORTH, B76 1XZ - OFFERS OVER £340,000

NO ONWARD CHAIN & HUGE PLOT Situated in a quiet corner cul-de-sac position in the ever-popular area of Walmley, this three-bedroomed semi-detached freehold family home presents an exciting opportunity for buyers seeking a property with superb potential for extension & personalisation throughout. Ideally positioned for local amenities across Walmley & Minworth, residents can enjoy convenient access to large supermarkets, everyday essentials, DIY stores & much more. Regular bus services provide excellent links to surrounding towns & Birmingham city centre, whilst well-regarded schools are also readily accessible nearby. The property benefits from gas central heating & PVC double glazing (both where specified), with well-proportioned accommodation briefly comprising a welcoming porch, entrance hall, spacious family lounge & open-plan fitted breakfast kitchen with dedicated dining space. A particularly impressive feature is the substantial rear conservatory, providing an abundance of additional living space & excellent versatility for family life, entertaining or relaxing throughout the year. To the 1st floor are 3 well-proportioned bedrooms, with the cleverly designed principal bedroom incorporating useful walk-in wardrobe space, alongside a family bathroom completing the internal accommodation. Externally, the property enjoys an attractive frontage, approached via a sweeping block-paved driveway with delightful lawn & established shrub borders, leading to a single garage. A separate timber gate, divided into 2 sections, provides access to the rear & offers the potential for an additional secure parking area, subject to requirements. The beautifully landscaped rear garden is a wonderful outdoor setting, with a Mediterranean-style wall between the lawn & patio areas, offering an ideal space for outdoor dining, entertaining & family enjoyment. To fully appreciate the space, setting and potential on offer, internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicle block paved drive with mature, well-tended shrubs and bushes to side, together with lawn, access is gained into the accommodation via a PVC double glazed door into:

PORCH: Space is provided for storage, door opens directly to garage, an internal obscure glazed door opens to:

ENTRANCE HALL: Space is provided for cloaks storage, radiator, stairs off to first floor, a glazed obscure door opens to:

FAMILY LOUNGE: 15'00 x 11'08: PVC double glazed bow window to fore, space for complete lounge suite, radiator, a glazed obscure door opens back to entrance hall and to:

FITTED BREAKFAST KITCHEN THROUGH DINING AREA: 15'01 x 10'04: PVC double glazed window overlooking conservatory with composite obscure glazed door to garden, sliding aluminium doors to conservatory, matching wall and base units with recesses for fridge, freezer, washing machine and dryer, integral oven, roll edged work surface with gas hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, space for breakfast table and chairs, door to understairs storage, glazed obscure door back to lounge.

REAR CONSERVATORY: 12'07 x 12'05: PVC double glazed windows and French doors open to rear garden, space for complete family suite or further dining table and chairs, tiled flooring, sliding patio doors open back to breakfast kitchen / diner.

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

BEDROOM ONE: 15'01 x 9'08 max / 8'04 min: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door to landing and access is provided to:
DRESSING AREA: 5'05 x 5'01: Shelving is provided, access is given back to bedroom.

BEDROOM TWO: 10'06 x 8'04: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'07 (into door recess) x 6'07 max / 6'05 min: PVC double glazed window to fore, space for bed and complementing suite, radiator, over-stairs wardrobe, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen door to side, low level WC and pedestal wash hand basin, tiled splashbacks, ladder style radiator, door back to landing.

REAR GARDEN: A landscaped rear garden offers renewed paving and a Mediterranean-style walled border providing access to lawn and a dedicated patio / dining area, side access is given down the home and provides further secure parking, doors open to conservatory and to kitchen, a further door opens to:

SINGLE GARAGE: 18'09 x 10'06: (please check suitability for your own vehicle): Up and over garage door to fore, door to rear and to porch.

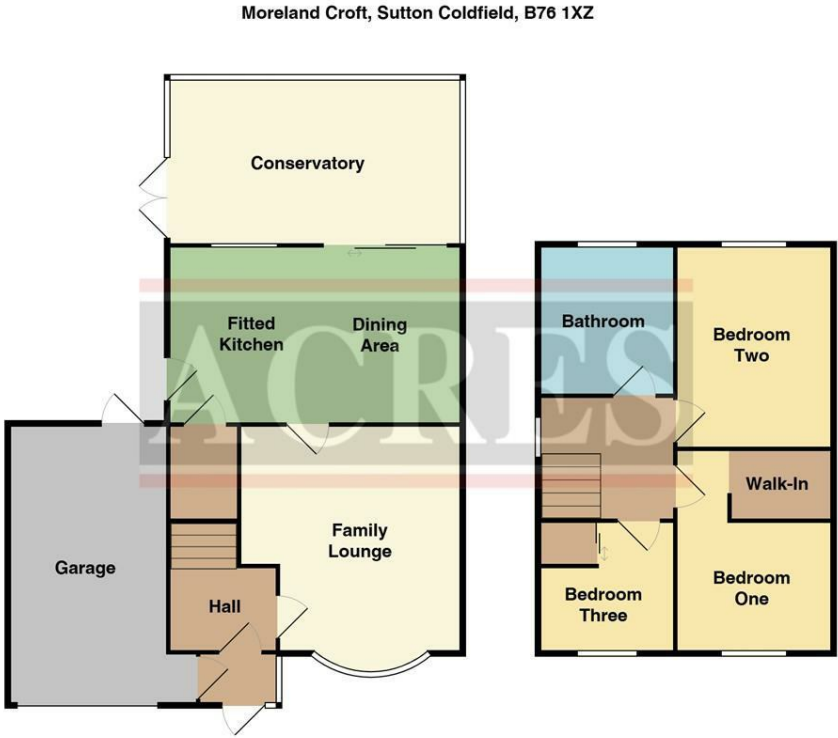


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.