ACRES

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



- Two bedroomed, semi detached home
- Well appointed family bathroom
- Spacious lounge with dining space
- Impressive fitted kitchen
- Substantial plot
- Single garage
- Private and mature rear garden
- Multivehicle parking
- Close to local amenities
- Stones throw from New Hall Valley





LISURES DRIVE, SUTTON COLDFIELD, B76 1BG - O.I.R.O £280,000

This delightfully well-presented, two-bedroomed semi-detached freehold home offers generous internal proportions and excellent potential for extension and conversion, subject to the necessary planning permissions. Ideally situated within walking distance of a wide range of local amenities, the property enjoys convenient access to daily shopping facilities, restaurants, cafés and other services located at the top of Reddicap Hill. Sutton Coldfield Town Centre is also easily accessible, providing an extensive selection of retail, leisure and dining opportunities. Excellent public transport links are available via nearby bus services, whilst a variety of well-regarded schools cater for all age groups within the local area. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises an enclosed porch, a spacious family lounge with designated dining area, and a recently refitted kitchen. To the first floor are two generous double bedrooms and an updated family bathroom. Externally, the property is approached via a tarmac driveway providing multi-vehicle off-road parking, alongside a substantial front lawn with established shrubs and access to a single garage. The rear garden is predominantly laid to lawn and enjoys mature shrub and bush borders, creating a pleasant outdoor space with further scope for enhancement. To fully appreciate the accommodation, potential and location on offer, an internal viewing is highly recommended. EPC Rating D.

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

PORCH: Space is provided for coats storage, an obscure glazed door opens to:

FAMILY LOUNGE / DINING AREA: 18'11 x 11'07: PVC double glazed window to fore, space for complete lounge suite and dining table with chairs, radiators, stairs off to first floor and door opens to:

FITTED KITCHEN: 11'06 x 6'11: PVC double glazed window to rear, door to side opens to garden, matching wall and base units with integral oven, fridge / freezer and washing machine, roll edged work surface with four ring electric hob having extractor canopy over, sink drainer unit, vertical radiator, matching upstands, door back to lounge.

STAIRS & LANDING TO FIRST FLOOR: Doors open to two bedrooms and a family bathroom.

BEDROOM ONE: 11'06 x 11'01: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes, door to over stairs storage and door back to landing.

BEDROOM TWO: 11'07 x 8'08: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

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

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border with access being given back into the home via a door to kitchen, access is also provided to:

SINGLE GARAGE: 15'11 x 8'02 (please check suitability for your own vehicle): Up and over garage door to fore, space is provided for storage, door opens back to rear garden.















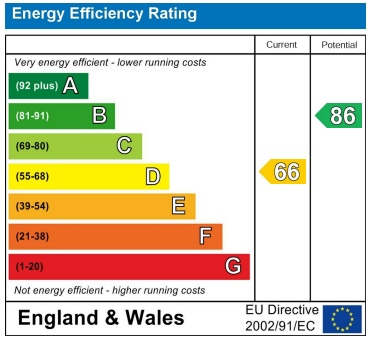
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

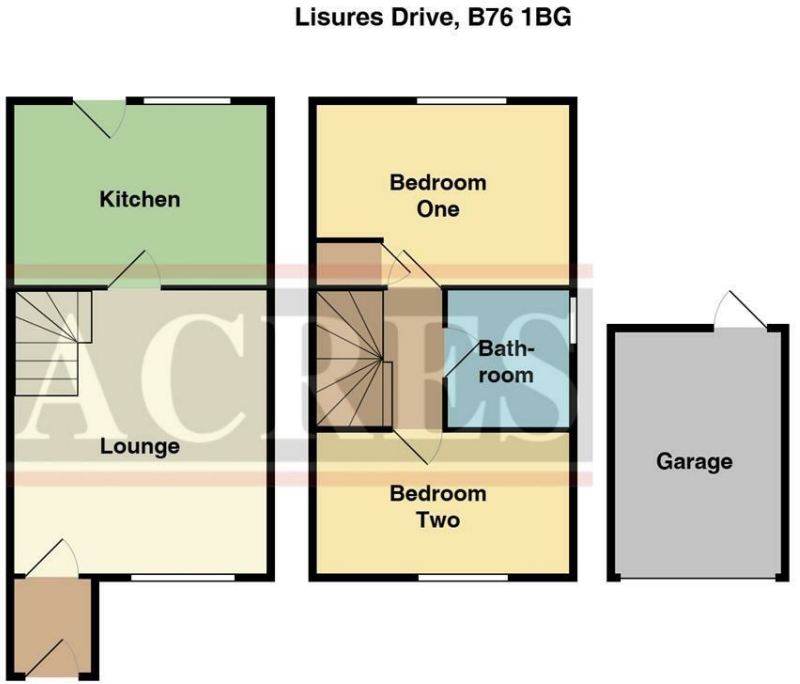
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888







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.