

ACRES

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- ◆ A lovely modern styled property
- ◆ Ideally situated in the heart of the Oak n Ash Development, Walmley
- ◆ Enclosed porch
- ◆ Open plan Lounge/Dining Room
- ◆ Fitted kitchen
- ◆ Rear Conservatory
- ◆ Three generous bedrooms
- ◆ Bathroom with white suite
- ◆ Fore garden with lawn and access to garage front
- ◆ Generous rear garden with patio and garden area.



20 Oak Farm Close, Walmley, B76 1PJ ~ Offers Over £300,000

Beautifully positioned in the heart of the Oak n Ash Development in Walmley this excellent modern styled property is freehold and council tax band C. The interiors are excellent and include the following an enclosed porch, spacious open plan lounge/dining room, fitted kitchen with a range of light toned units leading to a conservatory. To the first floor are three excellent bedrooms (master with built in wardrobes) and a bathroom with white suite. Outside is a wide fore garden with lawn and access to garage front and to the rear is a well sized garden with patio, main garden area and fencing to boundaries. This offers excellent value for money and needs to be viewed to appreciate all that is on offer. EPC rating C.

Access is via an enclosed porch with double glazed door and double glazed vertical panel to side, timber effect floor and reception door into:

OPEN PLAN LOUNGE/DINING ROOM 25'2" max 13'3" min x 15'7" max A generous living room with double glazed window to front and double glazed window to rear, two radiators, coving to ceiling, dado rail, classically styled fire surround, continuation of timber effect floor, staircase to first floor door into:

KITCHEN 11'6" x 7'0" Having a range of light toned units to include drawer, base and eye level cupboards, four ring gas hob with electric double oven/grill combination under and extractor hood over, integrated washing machine, integrated fridge and freezer, stainless steel one and quarter bowl sink and drainer, contrasting work surface, tiling to splash back and floor, radiator, double glazed window and double glazed door leading to

CONSERVATORY 8'5" max x 10'0" max Double glazed windows to side and rear, double glazed double opening doors to garden, tiled floor

FIRST FLOOR LANDING Access to loft space, door into storage cupboard housing wall mounted gas central heating boiler, doors into

BEDROOM ONE 15'3" x 8'9" max 6'10" min to wardrobe front Double glazed window to front, radiator, built in his and hers double wardrobes, timber effect floor

BEDROOM TWO 9'8" x 8'10" Double glazed window to rear, radiator, timber effect floor

BEDROOM THREE 8'0" min 10'8" max to door well x 6'17" Double glazed window to front, radiator, door into over stairs storage, timber effect floor

BATHROOM Having a white suite comprising of panelled bath, pedestal wash hand basin, close coupled WC, tiling to part walls, double glazed patterned window

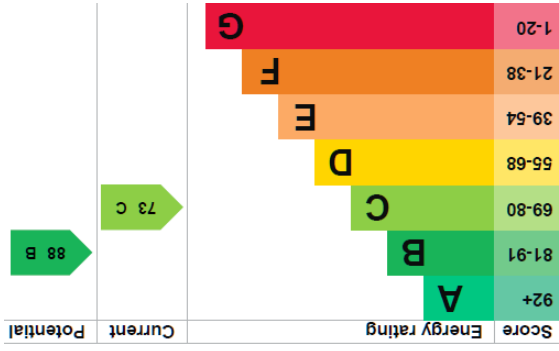
REAR GARDEN Patio to fore leading to main garden with fencing to boundaries

GARAGE (please check the suitability of this garage for your own vehicle) Up and over door



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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 their purpose, or within 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.

TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

As per sales particulars.
 Recommended via Acres on 0121 321 2101.
 Please note we would disclose that the vendor of this property is an employee of Acres Estate Agents.
 There is no hot water to bath, shower and bathroom radiator have been disconnected.

We have been informed by the vendors 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:
FIXTURES & FITTINGS:
VIEWING:

