

ACRES

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



- * A modern styled semi detached property
- * Living room
- * Dining area
- * Fully fitted kitchen
- * Guests cloakroom
- * Master bedroom with walk in wardrobe and ensuite
- * Two further bedrooms
- * Family bathroom
- * Lovely rear garden
- * Viewing is essential



6 HAWNBY GROVE, SUTTON COLDFIELD, B76 2BN ~ OFFERS AROUND £350,000

Ideally located on this ever popular residential development, this freehold modern styled property is council tax band D. The interiors include entrance hall leading to living room and dining area, kitchen and guest cloakroom. To the first floor are very generous bedrooms, master having walk in wardrobe and ensuite, and a family bathroom. Outside is a driveway offering ample off road parking and to the rear is a garden with patio and bordered lawn. Viewing should be considered a priority to appreciate the location and quality of property. EPC rating D.

Access is via a brick blocked fore garden offering ample off road parking, double glazed entrance door leading into;
HALLWAY:

Having staircase flowing to first floor and door into;

LIVING ROOM: 14'04" X 12'10" max, 9'10" min

A spacious living room having wooden flooring throughout, double glazed window to front, radiator, open plan into;

DINING AREA: 7'05" X 7'09"

Having double glazed window and double glazed patio doors to rear garden and radiator

KITCHEN: 15'05" max, 7'11" min X 11'05" max, 7'08" min

A very spacious kitchen having drawer, base and eye level cupboards, stylish worksurface over, stainless steel one and a half bowl sink and drainer, tiling to part walls, wall mounted gas central heating boiler, integrated dishwasher, four ring gas hob, electric oven under, space for fridge freezer, double glazed window to rear, double glazed patio door to rear, doors into W.C and garage

GUESTS CLOAKROOM:

Having white close coupled W.C, white wash handbasin with tiling to splashbacks, double glazed opaque window to rear and radiator

FIRST FLOOR LANDING:

Having access to loft space and doors leading into;

BEDROOM ONE: 10'09" X 9'09"

A beautiful master bedroom having walk in wardrobe, double glazed window to front, radiator and door into;

ENSUITE:

A stylish ensuite having close coupled W.C, wash hand basin, walk in rainfall shower, ladder style radiator/towel rail and double glazed opaque window to front

BEDROOM TWO: 15'11" X 7'01"

A double bedroom having spotlights to ceiling, double glazed window to rear and radiator

BEDROOM THREE: 9'08" (to wardrobe front) x 6'04"

A generous third bedroom having fitted wardrobes, double glazed window to rear and radiator

BATHROOM:

A luxury family bathroom having panelled bath with overhead shower, close coupled W.C, wash hand basin tiling to part walls, tiling to floor, ladder style radiator/towel rail and double glazed opaque window to rear

GARAGE: 6'07" X 8'01" (PLEASE CHECK THE SUITABILITY OF THIS GARAGE FOR YOUR OWN VEHICLE USE)

REAR GARDEN:

Having brick blocked patio area to fore leading to lawn with stone chipped borders



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

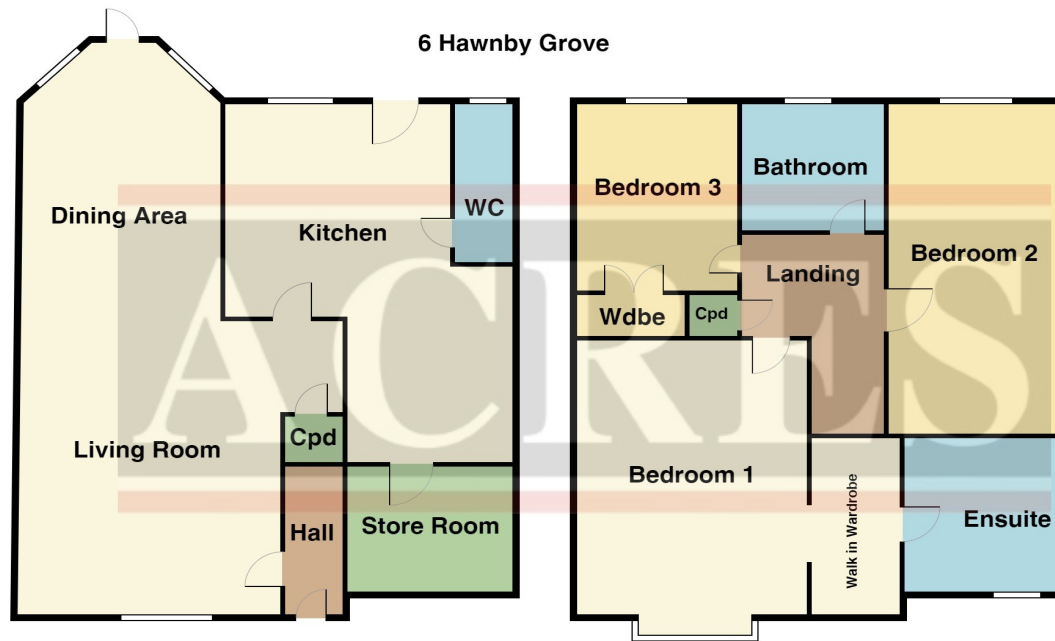


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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: 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: D
FIXTURES & FITTINGS: As per sales details.

VIEWING: 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		