

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Impressively proportioned, two bedroomed semi detached
- * Recently renewed family bathroom
- * Considerable lounge with wood burning stove
- * Attractive dining room
- * Fitted family kitchen
- * Sizeable, side utility having W.C. and storage
- * Delightfully composed, rear garden
- * Multivehicular, tarmac drive
- * Set in a sought after, central position
- * Scope for extension (stpp)



9 WHITEHEAD DRIVE, MINWORTH, B76 9AN ~ Offers in the Region of £277,500.00

Nestled within this semi-rural position of Minworth, this inviting and deceptively spacious, two unassumingly large bedroomed, semi detached and freehold family home offers impressive scope for redevelopment and extension, subject to the necessary planning permissions. Walking distance to excellent educational opportunities, the local area also benefits from essential daily shopping amenities in Minworth, having further comprehensive facilities available via a short drive into Walmley Village, Erdington and The Fort. Readily available bus services are obtainable on Longley Avenue and provide ease of commute to surrounding town and city centre locations, motorway links advance to the wider area. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), opportunity for personalisation is offered through extension and to create a stunning, open plan fitted breakfast kitchen (stpp). Currently the home comprises: Entrance hall, doors lead to a substantial lounge having bay window to fore and a fitted, wood burning stove, access to a rear dining room is provided, a further door leads from hall into a fitted kitchen, an obscure PVC door opens to side utility, storage and a guest cloakroom/w.c. is provided. To the first floor, two incredibly spacious bedrooms are double in size and benefit from built-in cupboard/wardrobe space, both bedrooms are serviced by a recently renewed, family bathroom. Externally, a multivehicular block paved drive gives access into the accommodation, to the rear, paved patio with artificial grass to side and natural lawn complete the back garden space. To fully appreciate the accommodation on offer, its impressive proportions and scope for development, we highly recommend internal inspection.

Set back from the road behind a considerable block-paved multivehicular drive, access is gained into the accommodation via a PVC door giving access into:

ENTRANCE HALL:

Doors lead to an imposing family lounge and well-appointed kitchen, stairs off to first floor.

FAMILY LOUNGE: 16'5 x 13'4 (into bay):

PVC double glazed bay window to fore, having single window to side, radiator, a wood-burning stove set upon a slate hearth having wooden beam over, space for sofas and TV, door gives access to hall and access is given into:

DINING AREA: 23'7 (through diner and lounge) x 10'9 (max) / 10'3 (min):

PVC double glazed sliding patio doors lead to rear, radiator, space for dining table and breakfast table, door to under stairs storage and to:

FITTED KITCHEN: 10'1 x 7'11:

PVC double glazed window to rear, matching handle-less wall and base units with recesses for free-standing fridge / freezer and dishwasher, integrated gas oven with grill over, roll edged work surfaces with four ring gas hob and extractor canopy over, Perspex splashback to rear, one and a half sink drainer unit, matching upstands, radiator, door back to dining room, to hall and a PVC double glazed obscure door gives access to:

UTILITY: 13'5 x 9'8 (max):

PVC double glazed window to rear having door to side, a further PVC door gives access to front, edged work surfaces having recesses below for washer and dryer, timber doors give access to storage, a guest cloakroom / WC and coal shed, a PVC double glazed obscure door opens back to kitchen.

STAIRS & LANDING:

Doors lead to two incredibly spacious bedrooms and a further door opens into bathroom, access to storage.

BEDROOM ONE: 11'11 x 10'3:

PVC double glazed window to rear, door to overstairs storage, radiator, door to landing.

BEDROOM TWO: 16'5 x 8'10:

PVC double glazed split windows to fore, radiator, door to storage and door to landing.

BATHROOM:

PVC double glazed obscure window to rear, suite comprising P shaped bath having curved splash screen to side, low level WC and floating wash hand basin, ladder style radiator, panelled splashbacks, door to landing.

REAR GARDEN: Paved patio leads from sliding patio doors into dining room, PVC door into utility, lawn having mature shrubs and bushes lining the perimeters.



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:** B
- FIXTURES & FITTINGS:** As per sales details.
- VIEWING:** Recommended via Acres on 0121 313 2888



Whitehead Drive, Sutton Coldfield, B76 9AN



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		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		