



19 Anton Drive

Minworth/Walmley, Sutton Coldfield, B76 1XQ



MARK BENTLEY

ESTATE AGENT



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A very well maintained and presented 3 bedroom freehold detached home set in a popular road off Walmley Ash Road less than a mile from amenities at Walmley Village, Large Stores at Minworth and the A38.

19 Anton Drive has been the happy home for the current owners for over 20 years. This attractive modern detached home which has been well maintained throughout, sits back from the road behind a good sized blocked paved foregarden providing parking space for three/four cars and comprises:

Ground Floor:

Enclosed porch, reception hall, front lounge, rear dining kitchen, utility room with guest cloakroom and good sized garage.

First Floor:

Landing, 3 bedrooms (2 double bedrooms and 1 single bedroom) and a well appointed bathroom.

Outside:

Side entrance leading to a medium sized rear garden.

19 Anton Drive is within walking distance of Walmley Village with its range of shops, hairdressers, post office, opticians, surgery, dentist, library & community hall, pub and food outlets.

Also within walking distance are Walmley infant and junior school, B & M Home Store & Garden Centre, Asda Supercentre and Wickes DIY Store.





19 Anton Drive, which is gas centrally heated and double glazed comprises:

Ground Floor

Enclosed Porch Entrance

Double glazed leaded light style entrance door glazed side panel, quarry tiled floor, meter cupboard and half glazed door to:

Reception Hall

Radiator, stairs to the first floor and door to;

Lounge

Feature brick fireplace with fitted gas coal fire set on quarry tiled hearth, radiator, leaded light style double glazed bow window facing front and door to:

Well Fitted Kitchen/Diner

Good range of fitted units comprising sink unit with mixer tap, fitted base cupboards and drawers, matching fitted wall cupboards, island unit with breakfast bar, range of Whirlpool appliances including electric hob with extractor unit over and oven under and dishwasher, radiator, ample room for dining table and chairs, two leaded light style double glazed windows overlooking the rear garden and doors to Pantry and Utility Room.

Good sized Pantry

Utility Room

Plumbing for washing machine, wall cupboards, fitted work surface, tiled floor, radiator, doors to garage, guest cloakroom and rear garden.

Guest Cloakroom

WC, wash basin and double glazed window facing rear.

Garage

Roller shutter door.





First Floor

Landing

Hatch to loft area with loft ladder, cupboard off, housing the central heating boiler and doors to the 3 bedrooms and the bathroom.

Bedroom 1

Excellent range of fitted wardrobes, central headboard with side drawer units, radiator and leaded light double glazed window facing front.

Bedroom 2

Built in double wardrobe with cupboard over, radiator and leaded light double glazed window overlooking the rear garden.

Bedroom 3

Radiator and double glazed leaded light style window facing front.

Well Appointed Bathroom

White suite comprising panelled bath with shower over, vanity unit inset with wash basin and WC, heated towel rail, And double glazed leaded light style window facing rear.

Outside

Gated Side Entrance

Leading to the rear garden.

Well Maintained Rear Garden

Paved patio, good sized lawn, garden shed and boundary fencing.

General Information

Tenure

Freehold

Council Tax Band

D

Services

All main services are connected.

Broadband

Fast broadband is available from numerous suppliers.

Viewing

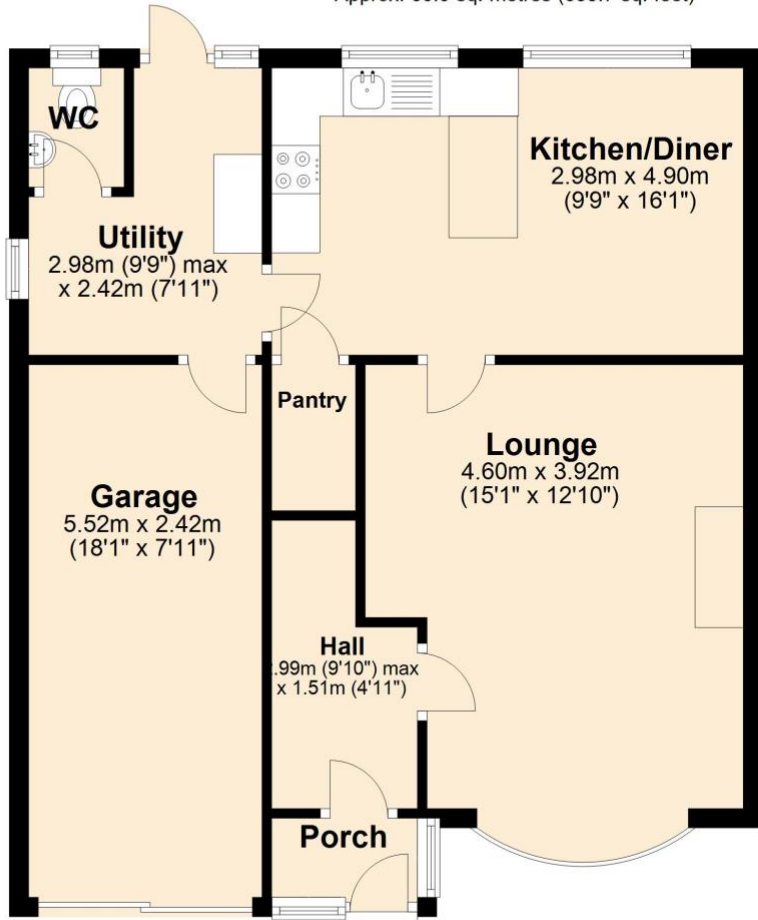
To arrange to view 19 Anton Drive call 0121 353 6212 or 07768 035065 or email: mark.bentley@exp.uk.com.





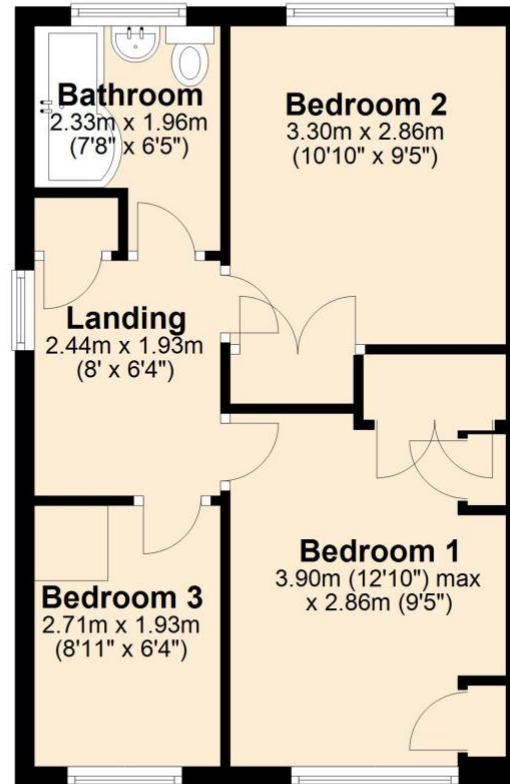
Ground Floor

Approx. 60.9 sq. metres (655.7 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 98.3 sq. metres (1057.6 sq. feet)

| Score | Energy rating | Current | Poten |
|-------|---------------|---------|-------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 83 |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.