



Warren House Walk, Walmley
Sutton Coldfield, B76 1TS

Offers in Excess of £340,000

Walmley

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A mid-town house offered for sale with no upward chain and lots of potential, situated in a highly sought after location close to Walmley village.

Internal inspection to the ground floor reveals a welcoming reception hall, W.C, utility room and study.

On the first floor, there is a kitchen and spacious living room.

Stairs lead from the first floor to the second floor where there are three good sized bedrooms, with the master bedroom benefitting from an en-suite shower room. All bedrooms have access to the main family bathroom.

Outside to the rear of the property there is a garden with lawn and patio areas and to the fore there is a garage and driveway providing off road parking.

Situated near Walmley Village and the picturesque New Hall Country Park and Valley, this property is in a prime location with good schools nearby. The area is ideal for families looking for a peaceful setting with plenty of green space to enjoy.





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 29th October 2024

Property Specification

NO UPWARD CHAIN
GROUND FLOOR RECEPTION HALL
STUDY POTENTIAL 4TH BEDROOM
UTILITY ROOM
GUEST WC

Study 9' 6" x 8' 4" (2.89m x 2.54m)

Utility 6' 7" x 6' 1" (2.01m x 1.85m)

W.C 4' 5" x 2' 7" (1.35m x 0.79m)

Living Room 15' 11" x 13' 1" (4.85m x 3.98m)

Kitchen 15' 10" x 13' 2" (4.82m x 4.01m)

Bedroom One 14' 1" x 11' 8" (4.29m x 3.55m)

En-suite 8' 9" x 3' 5" (2.66m x 1.04m)

Bedroom Two 12' 10" x 8' 10" (3.91m x 2.69m)

Bedroom Three 12' 9" x 6' 6" (3.88m x 1.98m)

Bathroom 8' 5" x 5' 5" (2.56m x 1.65m)

Garage 18' 3" x 9' 2" (5.56m x 2.79m)

Viewer's Note:

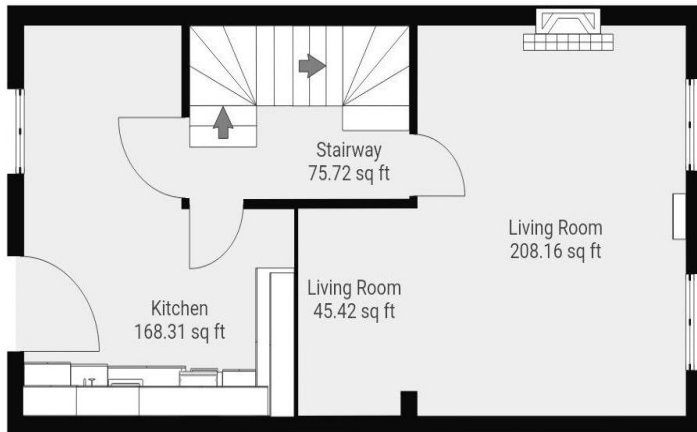
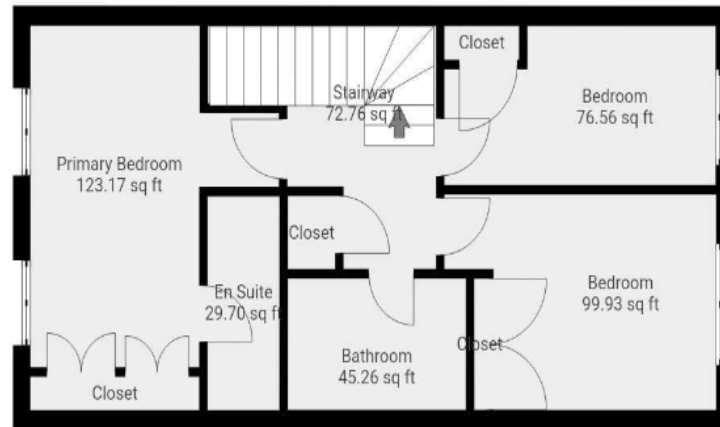
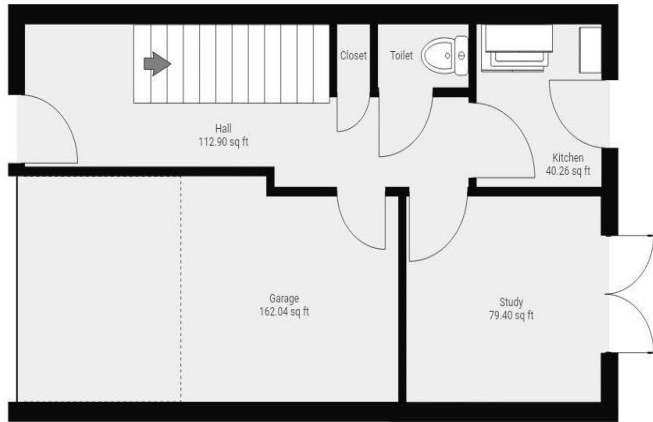
Services connected: Electricity, gas, water & drainage

Council tax band: E

Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

