



Oldacre Close, Walmley
Sutton Coldfield, B76 1WF

Offers in the Region Of £440,000

Walmley

Offers in the Region Of £440,000



An imposing detached family home occupying a desirable location on a sought after & well established development with the Royal Borough of Sutton Coldfield.

Internal inspection reveals inviting reception hall, modern guest W.C, spacious formal lounge, open plan kitchen/diner with an array of modern fitted units & a charming conservatory.

Stairs lead from the reception hall to the first floor landing which reveals four generous sized bedrooms with the master bedroom & bedroom two being further enhanced by contemporary en-suite shower rooms. All bedrooms also have access to the principal contemporary bathroom located off the landing.

Private south facing garden to the rear of the property which enjoys a sunny aspect.

Tandem garage & car port to the fore provides ample off road parking.

Varied shops & amenities are available nearby along with schools for all ages & transport links including access to the Midlands motorway networks & public transport services.

Offered for sale with no upward chain internal viewing is highly encouraged.





Property Specification

DESIRABLE LOCATION
EXCELLENT LOCAL SCHOOLS & AMENITIES
SOUTH FACING GARDEN
FORMAL LOUNGE
OPEN PLAN KITCHEN/DINER

Reception Hall 1.41m (4'7") x 1.26m (4'2")

WC 1.57m (5'2") x 1.31m (4'4")

Lounge 4.31m (14'2") x 3.94m (12'11")

Kitchen/Diner 4.98m (16'4") x 3.46m (11'4")

Conservatory 2.92m (9'7") x 2.68m (8'10")

Master Bedroom 3.90m (12'10") x 2.85m (9'4")

En-suite 1.63m (5'4") x 1.61m (5'3")

Bedroom 2 2.67m (8'9") x 2.00m (6'7")

En-suite 2.05m (6'9") x 1.43m (4'8")

Bedroom 3 6.43m (21'1") x 2.83m (9'3")

Bedroom 4 2.80m (9'2") x 2.46m (8'1")

Bathroom 2.76m (9'1") x 1.63m (5'4")

Landing 3.71m (12'2") x 2.05m (6'9")

Garage 6.10m (20') x 2.67m (8'9")

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: 11th March 2021

Viewer's Note:

Services connected: Gas, Electric, 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		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

