

# ACRES

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



- \* Impressive five bedroom semi-detached
- \* Considerable double bedrooms throughout
- \* Ensuite shower room to second bedroom
- \* Superb comprehensively fitted bathroom
- \* Sizeable lounge through dining area
- \* Spacious fitted kitchen with recesses
- \* Guest cloakroom / WC
- \* Converted garage
- \* Low maintenance front and rear gardens
- \* Sought-after prime location



***'WITS END', 210 Old Kingsbury Road, B76 9AE ~ Offers in Excess of £450,000***

This impressively well-appointed, delightfully decorated and imposing, five bedroom, semi-detached modern family home is set within this highly sought-after, prime and central location on the old Kingsbury Road. Well-regarded schooling is accessible within a short walk, having local shopping amenities, public houses and parks all within close proximity. A host of readily available bus services are obtainable providing an easy commute to surrounding towns and cities. Complimented by gas central heating and PVC double glazing (both where specified), this truly staggering family home offers spectacular living spaces throughout and briefly comprises: Deep entrance hall, doors to a sweeping and extensive family lounge through dining area having French double doors to rear, access into a sizeable fitted kitchen, further doors to a guest cloakroom / WC, and a converted garage space. Moving up the stairs, having low-level side guiding lights, the first floor comprises three bedrooms, offering fitted wardrobes to bedroom one, ensuite to bedroom two and built in sliding mirrored wardrobes to bedroom three. All bedrooms are serviced by a fully comprehensive, most attractive bathroom. Further stairs radiate to the second floor, having skylights over, a further two bedrooms are on offer, having dormer windows. Externally, a block paved front garden with slate area, having shrubs, wooden seating is offered to enjoy the quiet position of the home. To the rear is a low-maintenance garden having pagoda and various seating areas. To fully appreciate the accommodation on offer, its true proportions and standard throughout, we highly recommend internal inspection. Council Tax Band D

Set back from the road behind a block paved fore garden, mature shrubs and bushes radiate to side, having a hand-crafted bench for seating, access is gained into the accommodation via a canopy door area into:

**ENTRANCE HALL:** Doors radiate to a fitted breakfast kitchen, sizeable lounge through dining area, guest cloakroom / WC and a converted garage, tiled floors, radiator and stairs off to first floor

**CONSIDERABLE FAMILY LOUNGE THROUGH DINING AREA: 29'2 x 11'11:** PVC double glazed bay window to fore, radiators, French doors leading off the dining area to rear, arched access given to kitchen, recessed downlights to ceiling and door to hall

**FITTED BREAKFAST KITCHEN: 13'2 x 10'1:** PVC double glazed window to rear with door to side, matching hi-gloss wall and base units with recesses for fridge / freezer, washing machine and dryer, integrated oven, built in waste bin area, edged work surfaces having matching upstands with four ring gas hob and extractor canopy over, with a tiled splashback behind, tiled floors, radiator, door to hall, recessed downlights to ceiling

**GUEST CLOAKROOM / WC:** Low level WC, wash hand basin, having wall mounted storage and shelving

**CONVERTED GARAGE: 15'0 x 9'1:** PVC double glazed window to fore, radiator and door back to hall

**STAIRS AND FIRST FLOOR LANDING:** Stairs with low level guiding lights give access to the first floor, doors radiate to three bedrooms and a family bathroom

**BEDROOM ONE: 13'8 x 13'1:** PVC double glazed window to fore, fitted sliding wardrobe, radiator, recessed downlights to ceiling and door to landing

**BEDROOM TWO: 16'5 (into door recess) x 11'10 (max) / 11'4 (min):** PVC double glazed window to fore, radiator, recess for door to hall, access into:

**ENSUITE SHOWER ROOM:** Suite comprising walk-in shower with glazed door, low level WC, built-in wash hand basin, tiled splashbacks and floors, radiator, recessed downlights to ceiling

**BEDROOM THREE: 11'10 x 9'5:** PVC double glazed window to rear, built-in sliding mirrored wardrobes, radiator and door to hall

**FULLY COMPREHENSIVE BATHROOM:** Suite comprising walk-in shower cubicle with glazed splash screen to side, pedestal wash hand basin, low level WC and large, deep bath, ladder style radiator, tiled floors and splashbacks, recessed downlights to ceiling

**STAIRS TO SECOND FLOOR:** Storage to eaves, ceiling skylights

**BEDROOM FOUR: 14'10 x 11'3:** (some restricted headspace) PVC double glazed dormer windows to rear, radiator, opportunity for built-in storage, door to landing

**BEDROOM FIVE: 13'8 x 9'3:** (some restricted headspace) PVC double glazed dormer windows to fore with skylight to side, radiator, door to landing

**REAR GARDEN:** French doors from dining area and door from kitchen give access to garden, low maintenance artificial grass gives access to hand-crafted wooden seating



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)

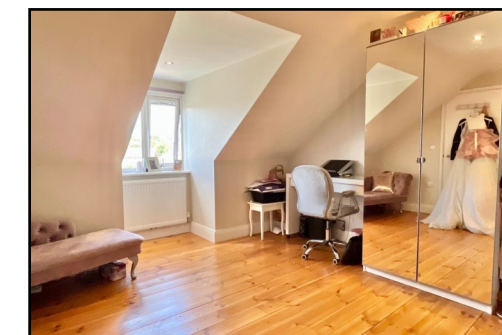
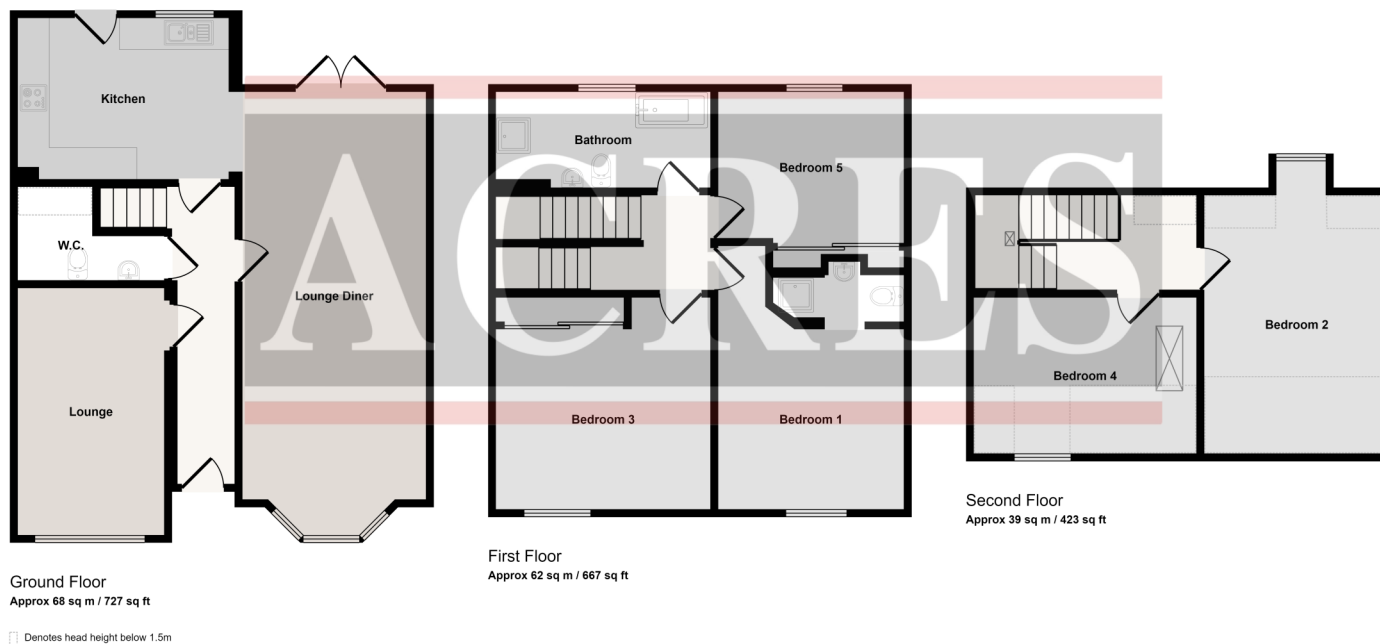
**COUNCIL TAX BAND:** D

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888



Approx Gross Internal Area  
169 sq m / 1817 sq ft



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.