

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- ◆ Delightfully positioned with excellent potential
- ◆ Four spacious bedrooms
- ◆ En-suite shower room to master
- ◆ Fully comprehensive family bathroom
- ◆ Considerable dual aspect lounge/dining room
- ◆ Attractive & appealing sitting room
- ◆ Sun soaked rear conservatory
- ◆ Superb fitted breakfast kitchen with utility
- ◆ Guests cloakroom/wc
- ◆ Double garage
- ◆ Set upon a generous corner plot



19 PENNS LAKE ROAD, WALMLEY, B76 1LL ~ Offers Around £480,000

A fantastic opportunity presents itself within this enviably positioned, freehold, detached family home, occupying a considerable corner plot with scope for extension and re-development to create a truly unique accommodation (subject to any necessary planning permissions). The local area benefits from well regarded schooling for all ages and further benefits from readily available bus services, local parks, golf courses, restaurants and a public house. Comprehensive shopping facilities and amenities are obtainable via a short drive into Minworth and surrounding town centres including Wylde Green and Sutton Coldfield. Complemented by gas central heating and pvc double glazing (both where specified), this sizeable family home has the added feature of a security alarm and has recently undergone minor yet tasteful redecoration to provide a neutral, blank canvas for it's prospective purchasers. Briefly comprising porch, entrance hall with doors off to an imposing, dual aspect lounge/dining room, double doors open to sitting room giving access to a rear conservatory, further door from hallway leads to fitted breakfast kitchen having utility, guests cloakroom/wc and double garage. To the first floor there are four well proportioned bedrooms providing opportunity for re-development, the master having fitted sliding mirrored wardrobes and an en-suite shower room, all bedrooms are serviced by a fully comprehensive bathroom. Externally lawned fore gardens encompass the property's perimeter having a tarmac driveway, to the rear, further lawned gardens have mature well stocked borders to provide privacy. To fully appreciate the accommodation on offer, it's vast potential and true proportions, we highly recommend internal inspection.

Set back from the roadway behind a tarmac driveway, well tended lawns benefit from mature shrubs, access is gained to the accommodation via a pvc leaded obscure double glazed door with window to side into:

PORCH: Further obscure glazed internal door opens to:

ENTRANCE HALL: Glazed obscure doors give access to lounge/dining room, fitted breakfast kitchen and double doors open to sitting room, radiator, further door into storage.

IMPOSING DUAL ASPECT FAMILY LOUNGE/DINING ROOM: 23'5" x 11'10" Pvc double glazed window to fore and side, electric coal effect fire set on a tiled and brick hearth with matching surround and mantle over, radiator, obscure glazed door opens to hall.

ATTRACTIVE SITTING ROOM: 15'11" x 9'11" Pvc double glazed window to rear, double glazed patio doors open to conservatory, radiator, stairs off to first floor, obscure glazed double doors open to hallway.

REAR CONSERVATORY: 10'5" x 10'11" Pvc double glazed windows to rear, door to side.

FITTED BREAKFAST KITCHEN: 13'1" x 11'2" Pvc double glazed windows to rear, door to side leading into utility, matching wall and base units with recesses for dishwasher, integrated fridge/freezer, oven with grill over, rolled edge work surfaces with inset one and a half bowl sink/drain unit, four ring electric hob and extractor canopy over, tiled splash backs, radiator, space for dining table, further obscure glazed wall units, tiled floor.

UTILITY ROOM: 9'4" x 4'10" Pvc double glazed windows to rear, space for washing machine and dryer, door gives access to a guests wc & garage, base units with work surfaces over, access back into kitchen.

GUESTS CLOAKROOM/WC: Pvc double glazed window to side, low level wc, floating wash hand basin, tiled splash backs and floor.

STAIRS AND LANDING: Pvc double glazed window to side, doors radiate off to four bedrooms and fully comprehensive family bathroom.

BEDROOM ONE: 15'1" into door recess x 10'3" max / 9'6" min to wardrobes Pvc double glazed window to fore, built-in sliding mirrored wardrobes, radiator, door to landing and to:

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, suite comprising shower cubicle, low level wc, vanity wash hand basin, radiator, tiled splash backs, door back into bedroom.

BEDROOM TWO: 11'9" x 9'4" Pvc double glazed windows to fore and side, radiator, door to landing.

BEDROOM THREE: 11'4" x 9'11" Pvc double glazed window to side, radiator, door to over stairs storage area with the opportunity for conversion, door to landing.

BEDROOM FOUR: 9' x 8'2" Pvc double glazed window to fore, radiator, door to landing.

FULLY COMPREHENSIVE BATHROOM: Pvc double glazed obscure windows to side and rear, white suite comprising shower cubicle, bath, pedestal wash hand basin & low level wc, separate towel radiator and radiator, door to storage and landing.

REAR GARDEN: Well tended lawns having mature borders lining the perimeters, gardeners storage, access back into the property is via conservatory and utility, timber gates gives access through to fore.

DOUBLE GARAGE: 17'11" x 13' (Please check suitability of this garage for your own vehicle) Pvc double glazed obscure window to side, up and over garage door to fore.

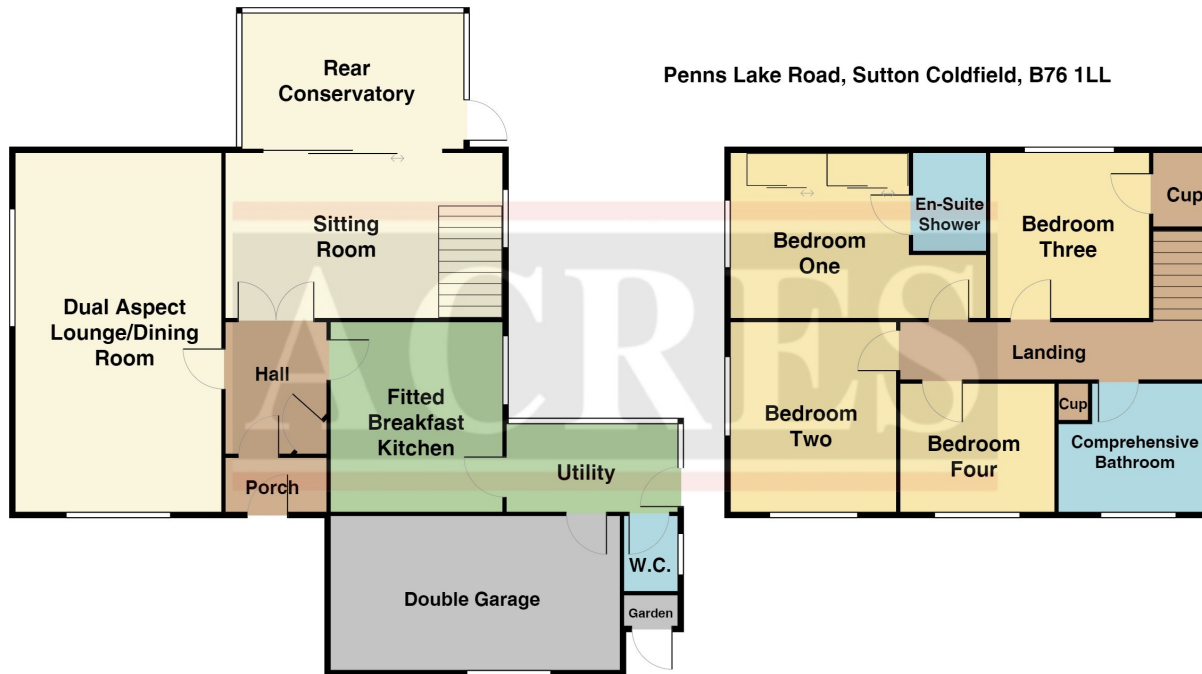


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Every care has been taken in 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:** E
- FIXTURES & FITTINGS:** As per sales details.
- VIEWING:** Recommended via Acres on 0121 313 2888



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE