

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Beautifully situated on a popular, sought-after estate
- * Set down a shared, discrete drive
- * Two double bedrooms with fitted and built-in wardrobes
- * Impressive, family shower room
- * Considerable lounge with cloaks storage
- * Spacious fitted breakfast kitchen through dining
- * Delightful rear conservatory
- * Single garage
- * Mature, private rear garden
- * Multivehicular tarmac drive



29 GANNAHS FARM, WALMLEY, B76 2TF ~ Offers in Excess of £250,000

Delightfully positioned at the end of a sought-after, prime and central development in Walmley, this charming and impressively proportioned, freehold family home offers excellent scope and opportunity for a variety of prospective purchasers with no onwards chain. Within close proximity to appealing educational opportunities for all ages, essential shopping amenities and facilities are in abundance in Walmley Village and Minworth, with further comprehensive shopping being obtainable via a short drive to Wylde Green, Sutton Coldfield and The Fort. Readily available bus services compliment the local area and provide ease of transport to surrounding city and town centre locations. Benefitting from the provision of electric heating and PVC double glazing (both where specified), the perfectly placed property overlooks a park which runs directly adjacent to the side of the home, which internally briefly comprises: porch, imposing family lounge with understairs area and cloaks storage, a glazed door opens into a spacious, fitted breakfast kitchen through dining room having PVC door advancing into a rear conservatory. To the first floor are two well-proportioned bedrooms, the master benefitting from built-in wardrobe and overstairs A.C, the second having fitted sliding mirrored wardrobes. Both bedrooms are served by a well-appointed, renewed shower room. Externally, a tarmac shared drive gives access down to the accommodation with a multivehicular drive leading to raised, sleeper bedding and a single garage; to the rear, paved patio leads from conservatory and advances to lawn, mature shrubs and bushes line the perimeter. To fully appreciate the home and avoid disappointment, as well as the vast amounts of interest we expect on this home, we highly recommend internal inspection.

Set back from the road behind a tarmac shared drive leading down to the accommodation, a gravelled fore garden with raised side bedding set behind timber sleepers, access is gained into the accommodation via a PVC double glazed porch door with windows to side into:

PORCH: An internal obscure glazed door gives access into:

LOUNGE: 13'8 x 12'8 (max): Glazed window to fore, electric coal-effect fire set on a granite hearth having matching surround and period contrasting mantel over, electric fire, space to under stairs, door leads to cloakroom, stairs off to first floor, glazed door opens into:

FITTED BREAKFAST KITCHEN THROUGH DINING AREA: 12'7 x 9'7: Matching Shaker-style wall and base units with integrated oven having grill over, recess for washing machine and space for free-standing fridge / freezer, solid wooden work tops with an integrated Belfast sink and four ring electric hob having extractor canopy over, a mixture of tiled and panelled splashbacks, space for table and chairs, electric radiator, a PVC double glazed window and door gives access into:

CONSERVATORY: PVC double glazed windows and door leads to rear garden, tiled flooring, access is given back into kitchen via a PVC double glazed door.

STAIRS & LANDING: Doors radiate to two well-proportioned double bedrooms and a family bathroom, access is given to loft space, radiator.

BEDROOM ONE: 9'11 x 9'5: PVC double glazed window to fore, double doors open to a wardrobe, single door opens to airing cupboard, space for double bed and door leads to landing.

BEDROOM TWO: 12'8 (through wardrobes) x 6'9: PVC double glazed windows to rear, fitted sliding mirrored wardrobes, space for double bed, door leads back to landing.

SHOWER ROOM: PVC double glazed obscure window to side, step-in shower cubicle with glazed splash screen to side, low level WC and pedestal wash hand basin, tiled splashbacks, door to landing.

REAR GARDEN: A paved patio leads from conservatory and gives access to laid stepping stones being encompassed by gravel, well-tended lawns having mature shrubs and bushes lining the perimeters privatise the property's location. An obscure wooden door gives access into:

GARAGE: 16'6 x 8'11: **(Please check the suitability for your own vehicle use)** Up and over garage door to fore, obscure glazed door leads back to rear garden



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



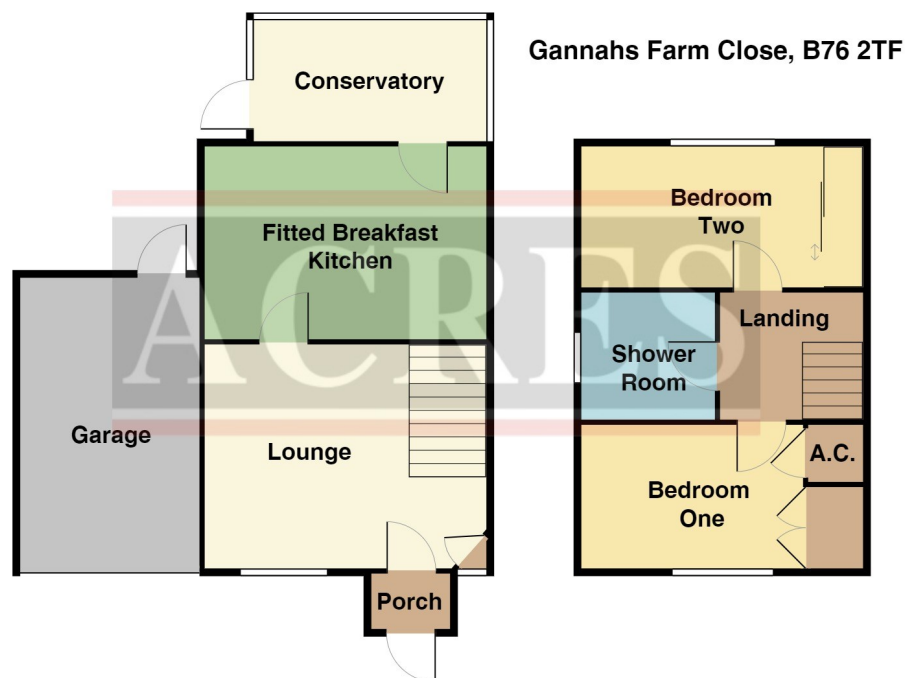
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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: C

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 ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart