

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Incredibly spacious, four bedroomed, semi detached family home
- \* Master located on separate floor with built-in wardrobes
- \* Fully comprehensive, en-suite bathroom
- \* Well appointed family bathroom to first floor
- \* Superb, fitted breakfast kitchen with space for dining
- \* Imposing and attractive lounge
- \* Appealing rear conservatory & Guest cloakroom/WC
- \* Single garage with vast storage space
- \* Delightfully maintained front and rear gardens
- \* Set down a private drive off Eachelhurst Road



***21, THE FAIRWAYS, WALMLEY, B76 1FZ ~ Offers around £400,000***



Discretely located down a private drive in Walmley, directly opposite to Pype Hayes golf course, this unassumingly large, deceptively spacious and well-appointed, freehold, semi detached family townhouse is positioned just off Eachelhurst Road occupying a truly generous plot. Excellent schooling is within close proximity, offering impressive educational opportunities for all ages, essential shopping amenities and facilities are obtainable via a short walk into Walmley Village. Further comprehensive shopping can be accessed via one of many, readily available bus services on Eachelhurst Road, alternatively by car and provide ease of commute into Minworth, Wylde Green and The Fort. Access to Pype Hayes golf course lies behind mature shrubbery opposite the accommodation & further access to green spaces can also be found. Benefiting from the provision of gas central heating and PVC double glazing, (both where specified), the appealing living quarters currently briefly comprise: Entrance hall with doors to a fitted breakfast kitchen with space for dining, a generous lounge, rear conservatory and guest cloakroom/WC complete the ground floor accommodation. To the first floor, three well-proportioned bedrooms are on offer, one of which benefits from built-in wardrobe space; all rooms are serviced by a well-appointed family bathroom. To the second floor, a master bedroom boasts fitted wardrobes and a sizeable, fully comprehensive bathroom with dormer window looking over golf course to front. Externally, artificial turf is set behind gravel and metal fencing giving access into the accommodation, to the rear, paved patio leads from conservatory and advances to lawn having raised, timber decking providing opportunity for entertainment. An obscure glazed door opens to garage with plenty of storage space in the roof cavity. To fully appreciate the accommodation on offer, together with its vast opportunity and current spaces, we highly recommend internal inspection.

**HALL:** Stairs off to first floor, radiator, door gives access to kitchen, downstairs WC/cloakroom and lounge.

**FITTED BREAKFAST KITCHEN: 15'5 x 9'6:** PVC double glazed bay bow window to fore, matching high-gloss, handle-less wall and base units having recesses for washing machine and freestanding American-style fridge / freezer, integrated oven having grill / microwave function above, edged work surfaces having four ring gas hob with extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks, space for dining table, radiator, door to hall.

**LOUNGE: 16'5 x 11'3:** PVC double glazed windows to rear having French patio doors opening to conservatory, radiator, hard wood flooring and door opens to hallway.

**REAR CONSERVATORY: 10'2 x 8'6:** PVC double glazed windows and patio doors leading to rear, patio doors give access back into lounge.

**GUEST CLOAKROOM / WC:** Corner pedestal wash hand basin, radiator, low level WC, tiled splashbacks, door gives access back into hallway.

**STAIRS & LANDING:** PVC double glazed window to fore, doors lead to bedrooms two, three and four, access into family bathroom.

**BEDROOM: 11'3 x 8'11:** PVC double glazed window to rear, radiator, door to landing.

**BEDROOM: 11'3 x 7'3:** PVC double glazed window to rear, radiator, door to landing.

**BEDROOM: 9'7 x 8'9:** PVC double glazed window to fore, door gives access to storage, radiator, door to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to side, suite comprising bath with glazed splash screen to side, low level WC and pedestal wash hand basin, radiator, tiled splashbacks.

**STAIRS & LANDING TO SECOND FLOOR:** Doors open to bedroom and large storage area.

**BEDROOM ONE: 14'3 x 12'10 (max):** PVC double glazed dormer window to fore, space for bed and complimenting suite, double doors open to wardrobe, door to landing and door to:

**FULLY COMPREHENSIVE ENSUITE BATHROOM:** PVC double glazed obscure window to rear, suite comprising step-in cubicle, bath, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks and floors, recessed downlights, door gives access back to bedroom.

**REAR GARDEN:** Paved patio leads from conservatory and advances to lawn, raised timber decking gives space for entertaining to rear, access is given to garage via an obscure glazed door.

**GARAGE:** **(Please check suitability for your own vehicle use)** Internal roof space, up and over garage door opens to road.





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)

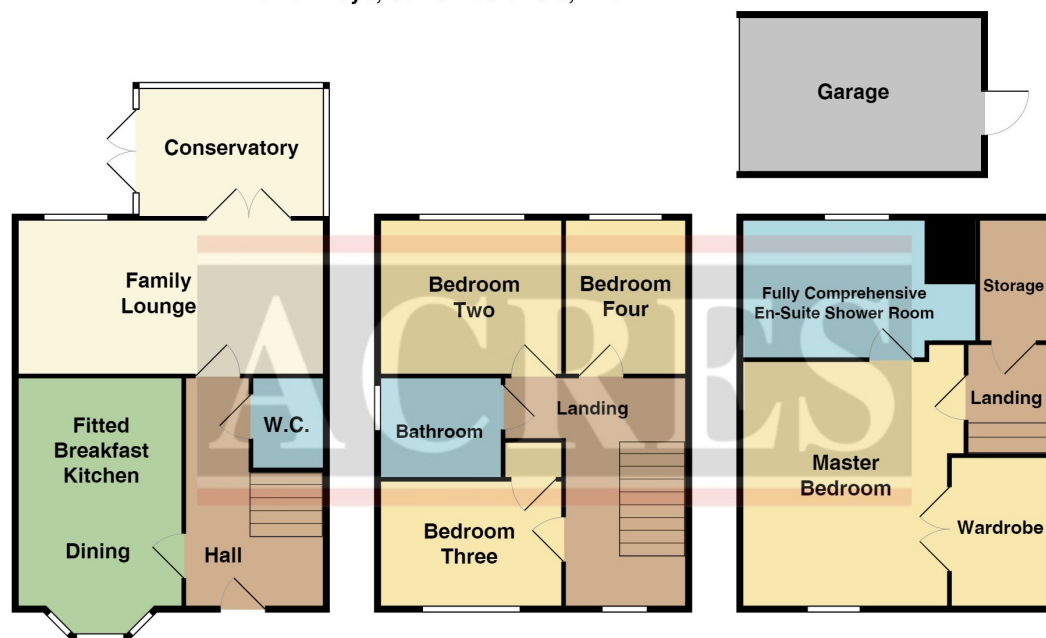
**COUNCIL TAX BAND:** E

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

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



The Fairways, Sutton Coldfield, B76 1FZ



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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