

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Incredibly spacious, semi detached family home
- * Three completely double bedrooms
- * Master benefitting from a walk-in dressing area
- * Well-appointed bathroom and separate WC
- * Impressive and attractive family lounge
- * Extended dining area with patio door to rear garden
- * Extended breakfast kitchen with access to lean-to
- * Double length garage
- * No onward chain
- * Considerable rear garden with block paved drive to fore
- * Potential and scope for further extension & redevelopment



203, WALMLEY ROAD, WALMLEY, B76 2PP ~ Offers around £375,000

Deceptively spacious and most certainly unassuming from its initial exterior aspect, this incredibly well-proportioned, three double bedroomed, extended, semi detached family home sits proudly behind a slip road off Walmley Road, within proximity to excellent educational opportunities for all ages. Walking distance to essential daily shopping amenities and facilities in Walmley village, further comprehensive shopping can be obtained via a short drive into Minworth, Wylde Green and Sutton Coldfield town centre. Readily available bus services are accessible directly adjacent to the property's position and provide further ease of commute to surrounding towns and city centres. Local cafes, public houses and open green spaces create opportunities for socialising, suitable for all types of families and prospective purchasers. Complimented by the provision of gas central heating and PVC double glazing (both where specified), the property offers all the ingredients to be a truly fantastic family home with further scope for extension and conversion, subject to the necessary planning permissions. Briefly comprising: porch, deep and welcoming entrance hall, doors to an attractive family lounge and converted, extended dining space having patio door leading to rear garden, a fitted breakfast kitchen provides access to a lean-to. To the first floor, three, double bedrooms are offered with the master benefitting from a walk-in dressing area, bedrooms two and three boasting fitted wardrobes. All bedrooms are served by a family bathroom and separate WC. Externally, a considerable block paved drive with mature shrubs, bushes and trees lining the perimeter give access into the accommodation and a double length garage, to the rear, paving continues having side path, well tended lawns are prioritised with the immense garden space having potential for an outbuilding (stpp). To fully appreciate the accommodation on offer, its size and opportunity, we highly recommend internal inspection.

Set back from the road behind a block paved drive, having mature shrubs and trees lining the perimeter, access is gained into the accommodation via a PVC double glazed obscure door with windows to side, giving access into:

PORCH: A further internal glazed door gives access into:

ENTRANCE HALL: Doors radiate to lounge and under-stairs storage, an obscure glazed door opens to dining room, stairs off to first floor, radiator.

LOUNGE: 13'11 (into bay) x 12'0 (max) / 11'11 (min): PVC double glazed box bay window to fore, radiator, gas fire, door back to hall.

DINING ROOM: 18'1 x 12'5 (max) / 8'5 (min): PVC double glazed door and windows to rear patio, gas fire, radiator, glazed eye level units having shelving within, a obscure glazed door gives access back to hall and a further obscure glazed door gives access into:

FITTED BREAKFAST KITCHEN: 12'0 x 7'6: PVC double glazed window to rear and to side, matching wall and base units with recesses for fridge, free-standing oven and washing machine, roll edged work surfaces with stainless steel sink drainer unit, tiled flooring, obscure door leads to dining room and obscure door to:

LEAN-TO: 7'5 x 3'7: Obscure door to rear and back into kitchen, door gives access to garage.

STAIRS & LANDING: PVC double glazed obscure window to side, doors open to three bedrooms, a family bathroom and WC.

BEDROOM ONE: 16'11 (through dressing room & bedroom) x 11'3 (max) / 9'0 (min): PVC double glazed window to fore, radiator and access is given to:

DRESSING AREA: 9'0 x 6'11: PVC double glazed window to fore, access to bedroom one, radiator, door to landing.

BEDROOM TWO: 14'6 (into bay) x 10'1 (max) / 8'8 (min to wardrobes): PVC double glazed box bay window to fore, fitted wardrobes having dressing area to middle, radiator, door to landing.

BEDROOM THREE: 11' 10 x 10'4 (max) / 8'11 (min to wardrobes): PVC double glazed window to rear, fitted wardrobes with sliding doors having over-head storage, radiator, door to landing.

BATHROOM: PVC double glazed obscure window to rear, suite comprising bath and pedestal wash hand basin, radiator, tiled splashbacks, door leads to storage and door to landing.

WC: PVC double glazed obscure window to side, low level WC, half-wall tiled splashbacks, door to landing.

REAR GARDEN: Paved patio leads from lean-to and dining room and advances to well-tended lawn, mature shrubs and bushes line the perimeter, having a privatised rear garden, having opportunity for out building.

GARAGE: 24'11 x 10'0: (Please check the suitability for your own vehicle use) Up and over garage door to fore, space for washing machine and freezer, door gives access back to lean-to.



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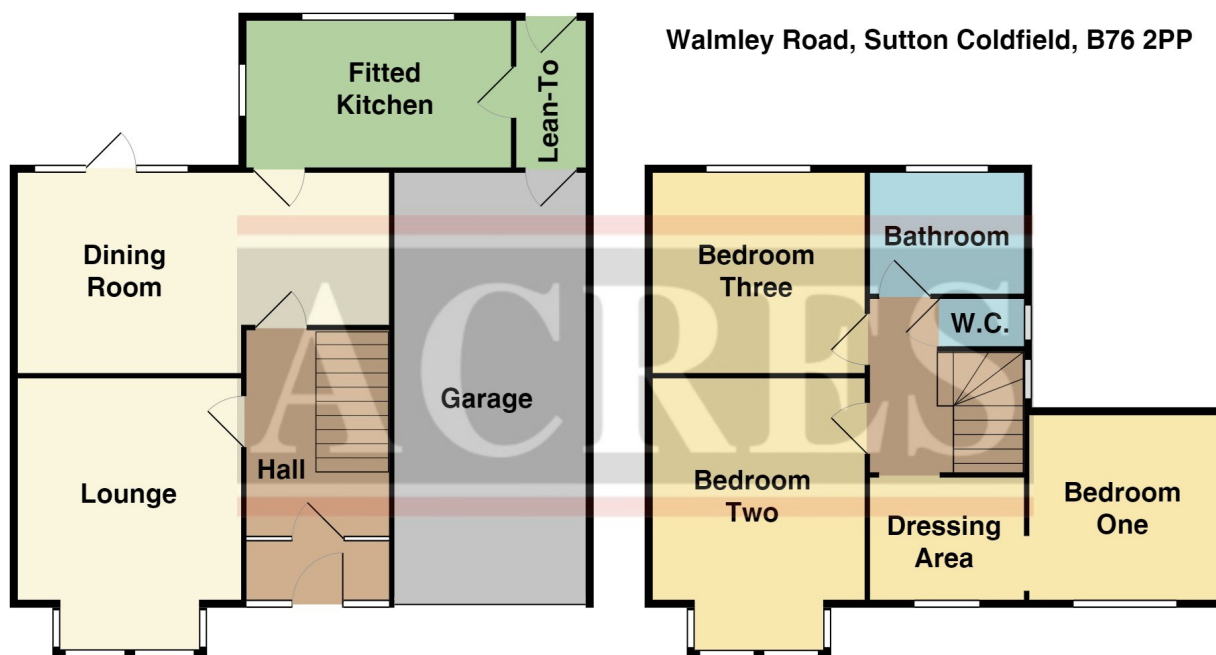
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 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.