

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Deceptively spacious, three bedroomed, semi detached family home
- * Three well-proportioned bedrooms with built-in wardrobes
- * Beautifully decorated family bathroom
- * Generous lounge and living space
- * Tastefully decorated and comprehensive fitted breakfast kitchen
- * Considerable conservatory with garden views
- * Set in a sought-after, central position
- * Discreetly set back in a prime, private position
- * Within school catchment area
- * Handily positioned for local amenities



122 STEPHENS ROAD, WALMLEY, B76 2TS ~ Offers around £345,000

Enviably positioned within a popular, sought-after, prime and central estate in Walmley, this deceptively spacious and tastefully decorated, three bedroomed semi detached family home falls within catchment of excellent education opportunities for all ages. Generously set back from the road, privacy is at a premium with this home benefitting from increased and well-planned layouts to provide suitable space for a typical, modern and potentially growing family. Green space lies directly adjacent to the property, with a range of shopping amenities and facilities being available within a short walk onto Reddicap hill, an abundance of frequent and comprehensive bus services provide ease of commute to surrounding town and city centre locations. Gas central heating, PVC double glazing (both where specified) and a house alarm all increase the property's attractiveness with scope for even further personalisation appealing to all types of prospective purchasers. Currently the property comprises: Welcoming entrance hall, doors give access to a recently renewed, guest cloakroom/WC, fitted breakfast kitchen having understairs storage, considerable lounge with sliding doors to an imposing rear conservatory, a glazed door opens into office. To the first floor, three well proportioned bedrooms benefit from built-in, sliding mirrored wardrobes and are served by a delightfully decorated, family bathroom. Externally, multivehicular block paving with lawn to side gives access into the accommodation, to the rear, a paved patio leads from conservatory and advances to lawn which is set behind timber picket fencing, access to the side of the property and front is through a side gate. To fully appreciate the accommodation on offer, its position and size, we highly recommend internal inspection.

Set back from the road behind lawn, a paved path gives access to a block paved drive with lawn to side, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL: Doors give access to a considerable family lounge, fitted breakfast kitchen, office and guest cloakroom / WC, radiator, stairs off to first floor, space for dressing.

FITTED BREAKFAST KITCHEN: 15'1 (into door recess) x 11'3 (max) / 9'1 (min): PVC double glazed windows to fore, matching wall and base units with integrated dishwasher and oven, free-standing fridge / freezer, washing machine and dryer, roll edged work surfaces with five ring gas hob and extractor canopy over, one and a half inset ceramic sink, tiled splashbacks, breakfast bar having eye-level units and a glazed centre unit, radiator, bi-folding doors open to entrance hall and under-stairs storage / pantry, a single door opens into:

CONSIDERABLE FAMILY LOUNGE: 22'4 x 11'11: PVC double glazed windows to rear having sliding patio doors leading to conservatory, radiators, glazed door to hall and back to kitchen, space for large corner sofa and dining.

REAR CONSERVATORY: 18'10 x 11'9: PVC double glazed windows to rear having patio doors leading to garden, sliding doors open to lounge and a glazed door opens into:

OFFICE: 12'7 x 7'7: PVC double glazed window to fore, doors to storage, hall and back to conservatory, radiator.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising low level WC and vanity wash hand basin, tiled splashbacks, door gives access back to hall.

STAIRS & LANDING: Doors open to three bedrooms and a family bathroom.

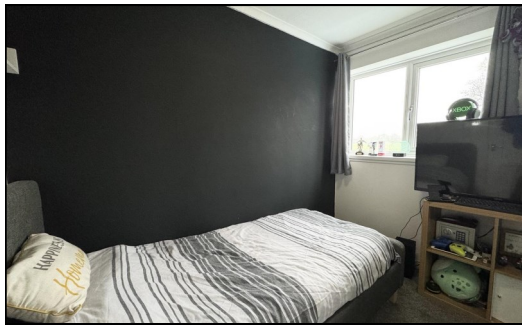
BEDROOM ONE: 11'10 x 10'0: PVC double glazed window to fore, built-in sliding mirrored wardrobes, radiator, door to landing.

BEDROOM TWO: 11'11 x 9'1: PVC double glazed windows to rear, built-in sliding mirrored wardrobes, radiator, door to landing.

BEDROOM THREE: 8'10 x 6'2: PVC double glazed windows to side, built-in sliding mirrored wardrobes, radiator, door to landing.

FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising bath, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door to landing.

REAR GARDEN: Paved patio leads from conservatory and gives access to lawn behind timber fencing, access is gained to the front of the property via a timber side gate.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



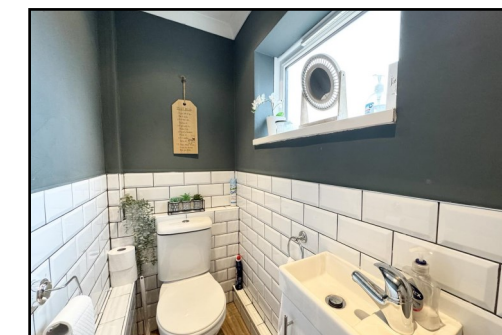
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

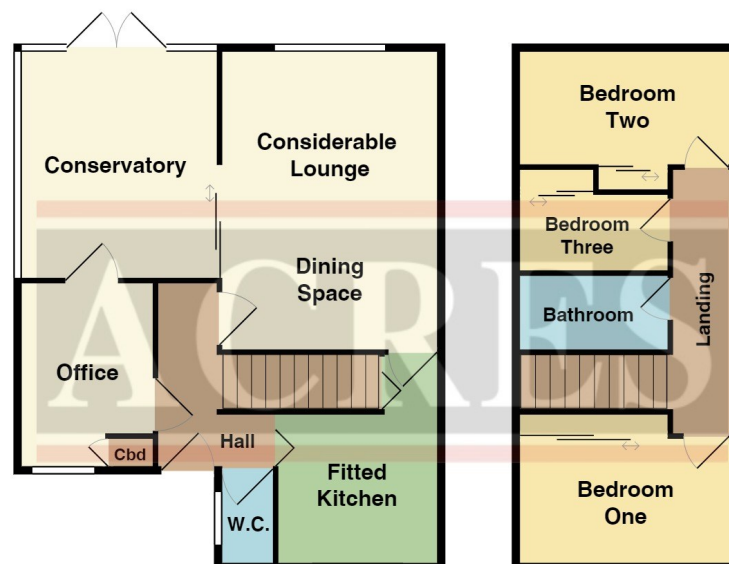
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Stephens Road, Sutton Coldfield, B76 2TS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	37 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.