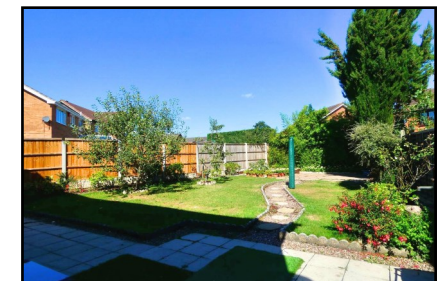


ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- Enviably positioned upon a popular, sought after estate
- Four well proportioned bedrooms
- Master benefitting from en-suite shower room
- Well appointed family bathroom
- Generous rear living room having dining room off
- Stylish fitted breakfast kitchen and separate utility
- Study/office or potential ground floor bedroom
- Family sitting room with sliding patio doors
- Single garage & multivehicular drive
- Well maintained and well sized rear garden with two patios and lawn



9 TOWNSEND DRIVE, SUTTON COLDFIELD, B76 1GJ ~ Offers In Region Of £550,000

Enviably positioned within a popular estate in Walmley and boasting a generous plot, this delightfully well-appointed, deceptively spacious and exciting, freehold, four bedroomed detached family home provides opportunity for vast conversion and redevelopment with the possibility for ground floor living. Located on the Oak 'n' Ash estate, the home sits proudly and within proximity to excellent educational opportunities for all ages, daily essential shopping facilities and green, open spaces. Further comprehensive shopping is obtainable through one of the many, readily available bus services obtainable on Walmley Ash Road, providing ease of commute to surrounding towns and city centre locations. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), the home delivers immense options for prospective purchasers to fully personalise the home and blend modern, contemporary living throughout. Currently the home briefly comprises: Porch, deep and welcoming entrance hall, doors lead to a fitted breakfast kitchen, sizeable family lounge, guest cloakroom/WC and an office/study, access from kitchen and lounge leads to a dining room, access from office advances to garage, utility and sitting room. To the first floor, four well-proportioned bedrooms are offered, the master boasting en-suite shower room and bedrooms two and three being attractive doubles, all rooms are served by a family bathroom. Externally, a glorious multivehicular drive with manicured gardens to either side lead into the accommodation, to the rear, paved patio advances to lawn featuring privately lined perimeters providing security. To fully appreciate the accommodation on offer, we highly recommend internal inspection.

Set back from the road behind a multivehicular block paved drive having delightfully maintained side gardens, access is gained into the accommodation via a PVC double glazed leaded door with windows to side into porch, space for cloaks storage and an internal front doors opens into:

HALLWAY: Having stairs leading to first floor, radiator, doors open into study/office having potential for ground floor bedroom, rear family lounge, breakfast kitchen and:

GUEST CLOAKROOM/W.C.: PVC double glazed obscure window into porch, suite comprising low level WC and wash hand basin, ladder style radiator, half wall tiled splashbacks and flooring, door to hall.

KITCHEN: 15'00" x 8'04" PVC double glazed leaded windows to fore having obscure door to side, matching high gloss wall and base units which include drawer, base and eye level cupboards, range style cooker with stainless steel splashback and extractor hood over, work surface having inset one & a half bowl sink drainer unit, radiator, space for breakfast table, door opens to:

DINING ROOM: 11'04" x 8'04" Having double glazed sliding patio doors leading to rear, radiator, door back to kitchen and access into:

REAR FAMILY LOUNGE: 16'02" x 15'09" max 12'10" min PVC double glazed bow window to rear, timber effect flooring, gas fire set upon a granite style hearth having matching surround and wooden mantle over, radiators, access to dining room & door to hall.

STUDY/OFFICE: 13'05" x 7'04" PVC double glazed leaded window to fore, radiator, single door to garage and to hall, double doors to storage & access into:

SITTING ROOM: 8'08" x 7'03" Having double glazed, sliding patio doors to rear, radiator, access to office/study and door to;

UTILITY ROOM: Double glazed obscure window to side, space and plumbing for washing machine & dryer, potential for downstairs wet room.

FIRST FLOOR LANDING: PVC double glazed obscure window to side, radiator, access to loft space and door into airing cupboard, further doors into;

BEDROOM ONE: 13'07" x 10'03" PVC double glazed window to rear, built in wardrobes, radiator, door to landing and into;

En-suite shower room: PVC double glazing obscure window to side, vanity wash hand basin and WC, fitted shower cubicle with bifolding glazed door, tiled splashbacks, ladder radiator, door back to bedroom.

BEDROOM TWO: 13'01" x 9'08" max 9'02" PVC double glazed window to rear, radiator, space for double bed and wardrobe, door to landing.

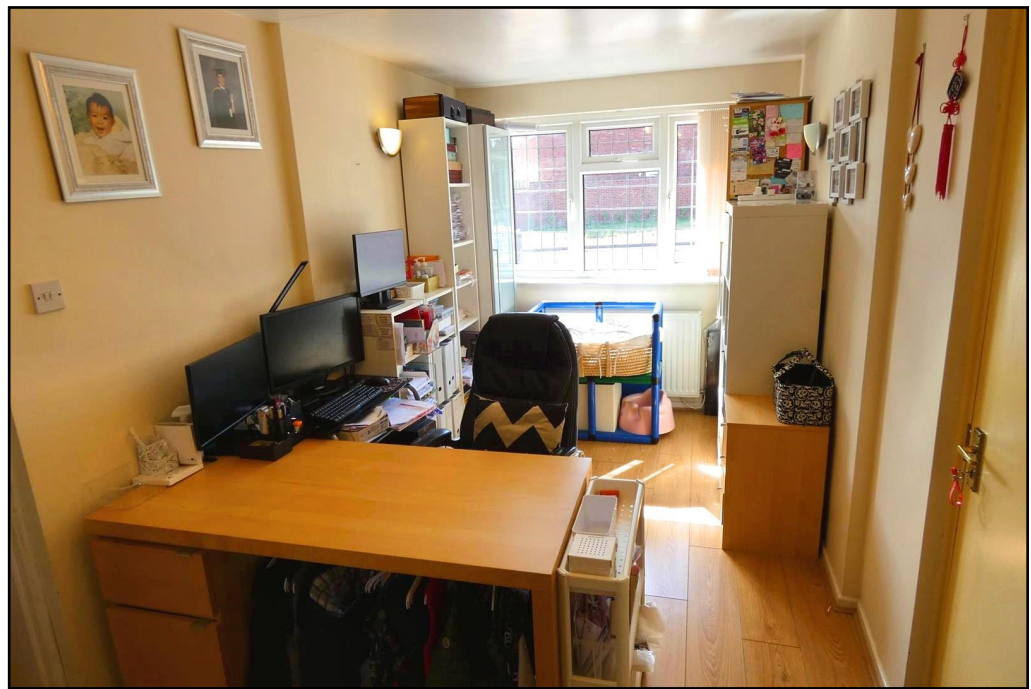
BEDROOM THREE: 10'02" x 11'02" PVC double glazed leaded window to fore, radiator, space for double bed and wardrobe, recess for door to landing.

BEDROOM FOUR: 8'02" x 7'00" Having double glazed leaded window to fore, radiator, space for large single and door to landing.

BATHROOM: PVC double glazed leaded window to fore, suite comprising p-shaped bath having curved splash screen to side, wash hand basin & low level WC, ladder style radiator, tiled splashbacks, door to landing.

REAR GARDEN: A generous garden with patio leading to a shaped lawn with pathway through, planted borders, further patio area and rear gated access to front

GARAGE: 14'01" x 7'03" (PLEASE CHECK THE SUITABILITY OF THIS GARAGE FOR YOUR OWN VEHICLE USE) Having up and over door to fore, door leads to office.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



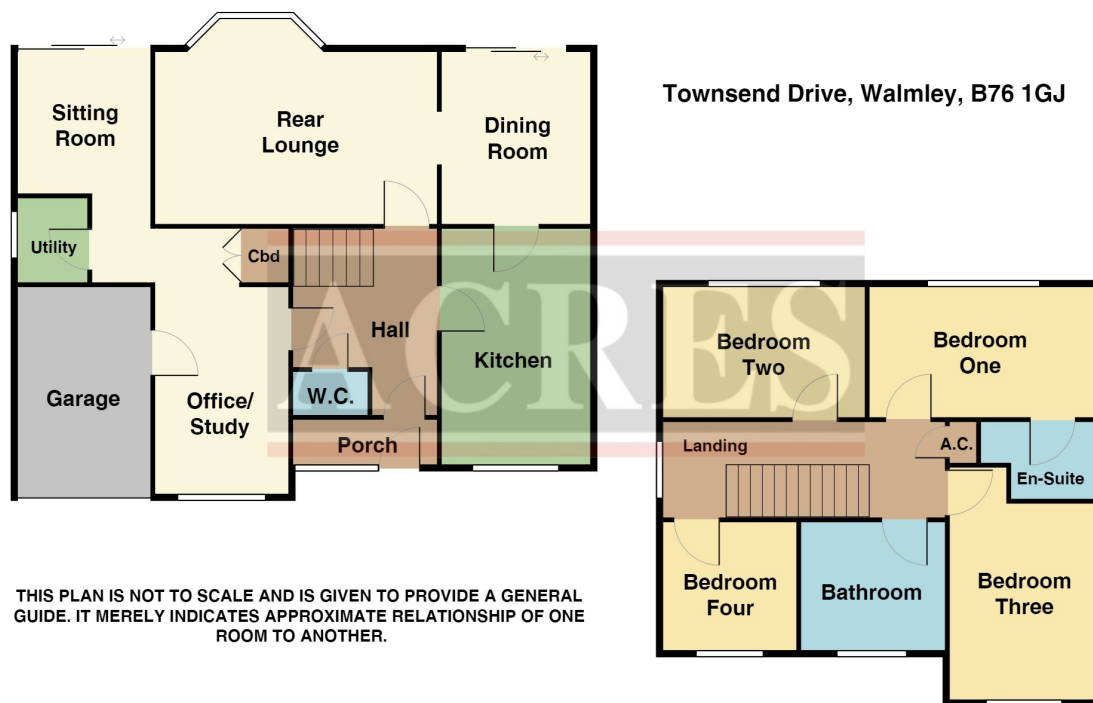
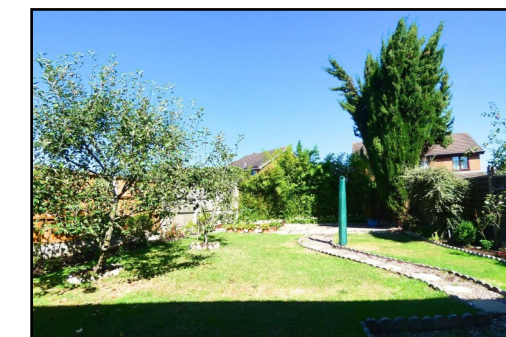
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		94
69-80	C		
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			