

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Meticulously crafted, freehold family home
- \* Superb condition throughout
- \* Three well proportioned bedrooms
- \* Impressive family bathroom
- \* Imposing and attractive family lounge
- \* Considerable rear family room through exceptional fitted kitchen
- \* Private and well manicured rear garden
- \* Multivehicular gravel drive to fore
- \* 50/50 door into a single garage
- \* Comprehensively redeveloped and stunning
- \* Planning permission granted for extension



***33 ORTON AVENUE, WALMLEY, B76 1JP ~ Offers in Excess of £400,000***

Immaculately presented, step into this enviably positioned and recently, completely renovated three bedroomed, freehold semi-detached family home in Walmley, located within close proximity to excellent educational opportunities. Meticulous craftsmanship has blended modern and contemporary interior and exterior design to accommodate a plethora of prospective purchasers with planning permission granted for an extension. Walking distance to local shopping amenities and facilities, further comprehensive shopping can be found via a short drive into Minworth, Wylde Green and The Fort. Eachelhurst Road plays host to a number of influences, including readily available bus services, a public park and even golf course. Benefitting from renewed gas central heating and PVC double glazing (both where specified), a ceiling-fitted speaker system travels through the kitchen and family area, a comprehensively fitted kitchen and glass balustrades are just some of the features presented within. Currently the home briefly comprises: deep and welcoming entrance hall having a glazed door into a considerable, yet cosy, family lounge, access is granted into a rear family/dining room having bay patio doors to garden and is open-plan into a superb, fitted breakfast kitchen. To the first floor, three well-proportioned bedrooms are offered with the master and second both being imposing doubles and possessing bay windows. All bedrooms are served honourably by a delightful, fitted bathroom. Externally, a multivehicular gravel drive leads into the accommodation and a 50/50 door to garage. To the rear, paved patio advances to lawn, mature shrubs and bushes encompass the property's perimeter with access being gained back into the home via PVC double glazed patio doors to kitchen and family room. To fully appreciate the accommodation on offer, its immense standard and specification, we highly recommend internal inspection.

Set back from the road behind a gravel, multi vehicular drive, paving leads to a re-tiled entrance having a PVC double glazed obscure door with windows to side, giving access into:

**ENTRANCE HALL:** A deep and welcoming entrance hall provides glazed door into lounge and direct access into family area / fitted breakfast kitchen, under stairs recess, radiator, stairs to first floor.

**FAMILY LOUNGE: 14'5 x 10'11:** PVC double glazed bay window to fore, electric stove-effect fire set upon a hearth having wooden mantel beam over, radiator, glazed door opens to entrance hall.

**FAMILY AREA: 17'2 x 13'10:** PVC double glazed bay patio doors open to rear garden, a media wall having recess for television, shelving and electric log-effect fire, two vertical radiators, access is given to entrance hall and into:

**FITTED BREAKFAST KITCHEN: 19'6 x 8'0:** PVC double glazed patio door to rear having window to side, matching wall and base units with integrated dishwasher, fridge / freezer, microwave, oven and plate warmer below, edged work surfaces with four ring electric induction hob having extractor canopy over and a stainless steel sink drainer unit, tiled splashbacks and under lighting to units, vertical radiator, ceiling-fitted sound system, door to garage and access into family area, recess to work surfaces for dining.

**STAIRS & LANDING:** PVC double glazed obscure leaded windows to side, a glass and wooden balustrade leads to landing, three doors open to bedrooms and further door to family bathroom.

**BEDROOM ONE: 14'6 x 10'10:** PVC double glazed bay window to fore, radiator, door to landing.

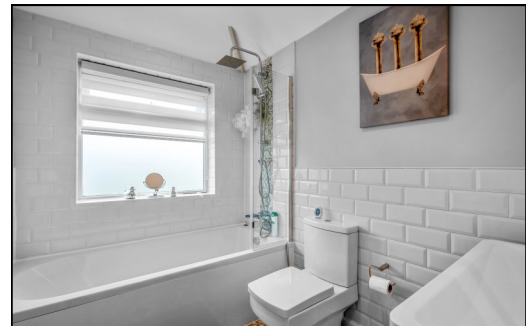
**BEDROOM TWO: 14'1 x 10'10:** PVC double glazed bay window to rear, radiator, door to landing.

**BEDROOM THREE: 7'2 x 5'11:** PVC double glazed window to fore, radiator, door to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising bath having 50:50 split splash screen to side, low level WC and vanity wash hand basin with recessed storage having under lighting over, radiator, tiled splashbacks and flooring, door to landing.

**REAR GARDEN:** Block paving leads from the accommodation having picket fencing separating well-tended lawn, mature shrubs and bushes line the perimeter and privatise the accommodation with access being gained back into the property via PVC double glazed doors to kitchen and to family area.

**GARAGE:** [\(Please check the suitability for your own vehicle use\)](#) 50:50 split door gives access from fore, single door opens into kitchen.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



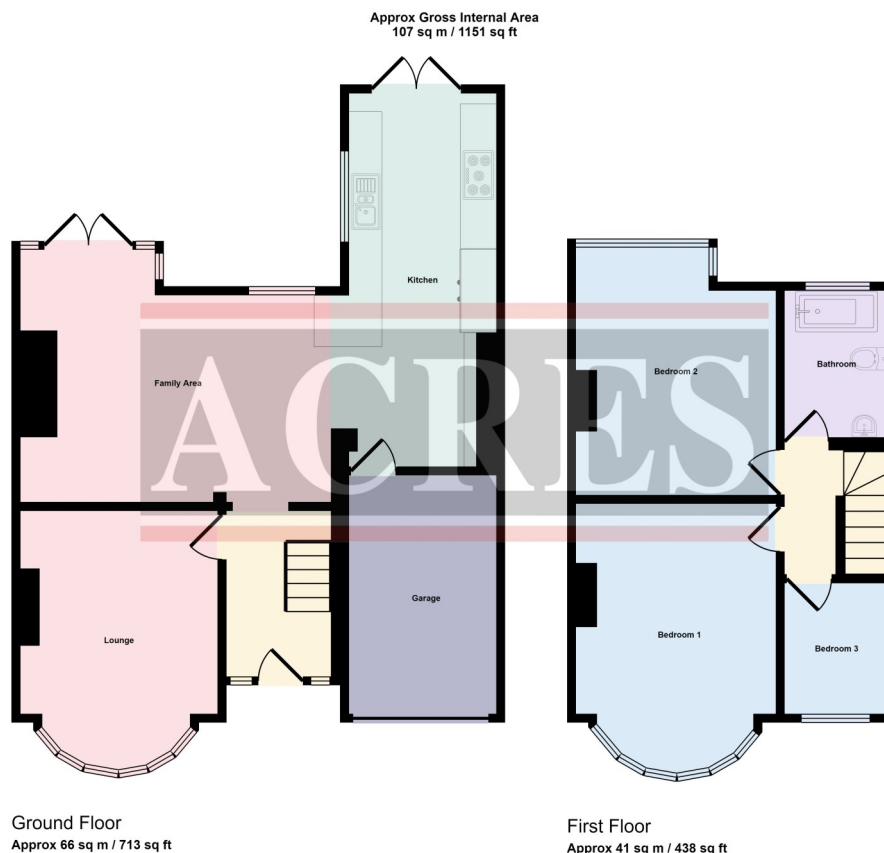
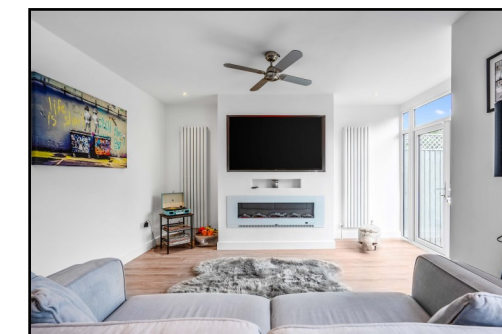
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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:** 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		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.