

ACRES

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



- Deceptively spacious, extended three bed-roomed semi detached
- Conclusive, double bedrooms
- Well appointed family bathroom
- Considerable lounge through dining room
- Attractive fitted galley kitchen
- Imposing entrance hall with space for study
- Multivehicular tarmac drive to fore having single garage
- Private & mature rear garden
- Scope & opportunity for conversion and redevelopment
- Incredible position at the rear of Walmley Village



5 CRAWFORD ROAD, WALMLEY, B76 1NH ~ Price Guide £250,000

****FOR SALE VIA MODERN METHOD OF AUCTION**** Enviably positioned to the rear of Walmley Village having a plethora of daily essential shopping amenities immediately available, this delightfully composed & deceptively spacious, three bedroomed semi detached, extended and freehold family home offers opportunity for redevelopment and personalisation for a variety of prospective purchasers. Walmley village boasts cafes, pharmacies & even a public house to ensure comprehensiveness to the community it serves, readily available bus services provide ease of commute to surrounding towns and city centre locations, including Birmingham, Wylde Green and Sutton Coldfield. Excellent educational opportunities fall in proximity & are obtainable via a short walk. Benefitting from the provision of gas central heating and pvc double glazing (both where specified), scope for further extension, external and internal modernisation, as well as conversion, results in exciting possibilities. Currently the home briefly comprises: entrance hall leading to a vast inner hall having space for study, a single door opens into a considerable family lounge through dining area, a further single door advances into a galley kitchen. To the first floor, three double bedrooms are offered with the master boasting fitted wardrobes and all rooms being serviced by a family bathroom. Externally, a multivehicular tarmac drive leads into a single garage, space to extend the parking allotment via adapting the current lawn and mature shrubbery. To the rear, paved patio leads from sliding doors and a single door, well stocked borders privatise the garden. To fully appreciate the accommodation on offer, we highly recommend internal inspection.

Set back from the road behind a multivehicular tarmac drive with mature lawn and shrubs to side, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL:

Having wooden internal door opening to:

INNER HALL: 12'4 x 9'7 (max):

PVC double glazed bow window to fore and window to side, radiator, stairs to first floor, double doors open into storage, single doors open to entrance hall and:

CONSIDERABLE FAMILY LOUNGE: 17'11 x 17'11 (max):

Double glazed sliding patio doors lead to rear garden, an exposed brick fireplace having wooden beam and recess for an electric fire below, set upon a tiled hearth, space for dining table, PVC double glazed window to side, doors lead back to entrance hall, under stairs storage and open to:

FITTED KITCHEN: 10'10 x 7'2:

PVC double glazed windows to side and to rear, matching wall and base units with recesses for fridge / freezer and washing machine, integrated oven with grill over, space to breakfast bar for stools, edged work surfaces with stainless steel sink drainer unit, four ring gas hob and extractor canopy over, tiled splashbacks, door to lounge and further door to rear garden.

STAIRS & LANDING:

PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 15'0 x 9'10:

PVC double glazed windows to rear, fitted sliding wardrobes having recess to centre for dressing as well as down to side, radiator, space for double bed, door back to landing.

BEDROOM TWO: 10'11 x 9'10:

PVC double glazed window to fore, radiator, door to landing.

BEDROOM THREE: 10'4 x 7'11:

PVC double glazed window to rear, radiator, fitted units, door to landing.

BATHROOM:

PVC double glazed obscure window to side, suite comprising bath, low level WC and pedestal wash hand basin, tiled splashbacks, radiator, door to airing cupboard, door to landing.

REAR GARDEN:

Paved patio leads from kitchen and lounge, giving access to raised lawn having mature shrubs and bushes lining the perimeters, privatising the accommodation.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



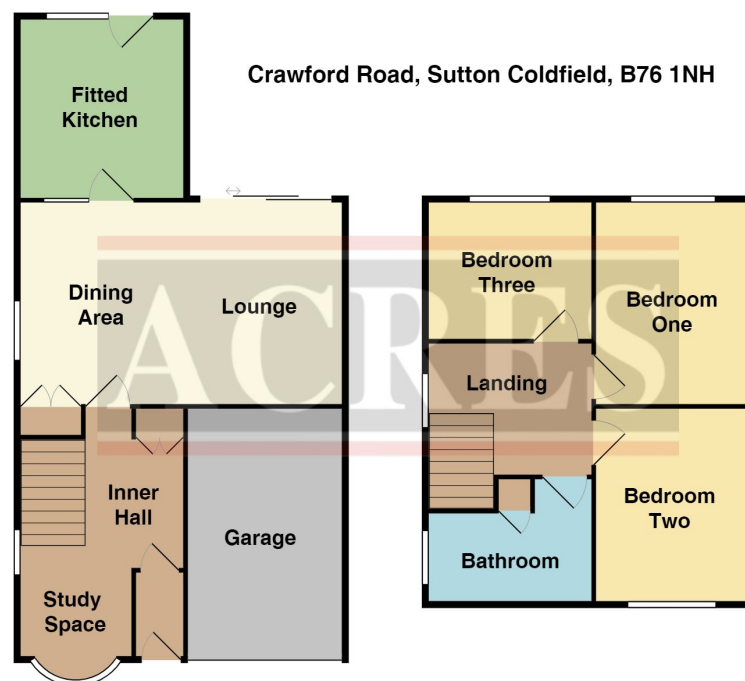
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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.