

ACRES

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



- * Three bedroomed, detached family home
- * Master benefitting from built-in sliding wardrobes
- * Delightful family bathroom
- * Imposing lounge leading to entrance hall
- * Recently refitted breakfast kitchen having dining room
- * Impressive rear conservatory
- * Semi converted garage with store to front & utility to rear
- * Multivehicular tarmac drive to fore
- * Private and mature, rear garden
- * Excellent position on a popular estate



15 TAMAR DRIVE, WALMLEY, B76 1YT ~ Asking Price £350,000

Set upon a sought-after estate in Walmley and benefitting from proximity to excellent schooling just a stone's throw away, this delightfully presented and improved, three bedroomed detached, freehold family home boasts opportunity for personalisation through decoration and scope for extension (subject to the necessary planning permissions and have previously been granted). Local shopping amenities and facilities are offered within a short walk, further comprehensive retail can be obtained via a short drive into Wylde Green, Sutton Coldfield and Erdington, readily available bus services provide ease of commute to Birmingham City Centre. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), this attractive and deceptively spacious family home currently briefly comprises: entrance hall, appealing lounge leading to an inner hall, further internal doors open to a recently renewed, fitted breakfast kitchen and dining room, as well as a rear conservatory, completing the ground floor accommodation. To the first floor, three well proportioned bedrooms are offered with the master benefitting built-in, sliding mirrored wardrobes, all rooms are serviced by an impressive bathroom having A.C. Externally, a multivehicular tarmac drive leads into the accommodation having substantial lawn to side, a single, up and over door leads into garage having been previously partitioned to allow for further internal space for utility. To the rear, paved patio advances from conservatory offering beautifully maintained lawns and mature bushes to perimeters, all of which privatise the accommodation. To fully appreciate the property on offer and its breadth of potential, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a multi vehicular tarmac drive having expansive lawn to side, access is gained into the accommodation via a PVC double glazed leaded, windowed door into:

ENTRANCE HALL: Having internal wooden door leading into:

FAMILY LOUNGE: 13'6 x 10'4: PVC double glazed window to fore, gas living-flame, coal-effect fire set upon a granite hearth having matching surround and period-style mantel over, radiator, door leads back to entrance hall and door gives access into:

INNER HALLWAY: Internal doors open to garage, lounge and a fitted breakfast kitchen, stairs off to first floor.

FITTED BREAKFAST KITCHEN: 10'2 x 7'1: PVC double glazed windows lead into rear conservatory, matching hi-gloss wall and base units with integrated oven, having a variety of cupboards and drawers, roll edged work surfaces having integrated four ring gas hob and extractor canopy over, stainless steel sink drainer unit, tiled splashbacks and flooring, recess for fridge / freezer, radiator, PVC double glazed obscure door leads to conservatory and access is given into:

DINING AREA: 8'6 x 7'1 (max) / 19'1 (through to kitchen): PVC double glazed windows to rear, radiator, space for dining table, tiled flooring and access is given back into kitchen.

REAR CONSERVATORY: 11'10 x 9'6: PVC double glazed windows and patio doors lead to rear garden, a PVC double glazed obscure door gives access back into kitchen having clear glazed windows to side.

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

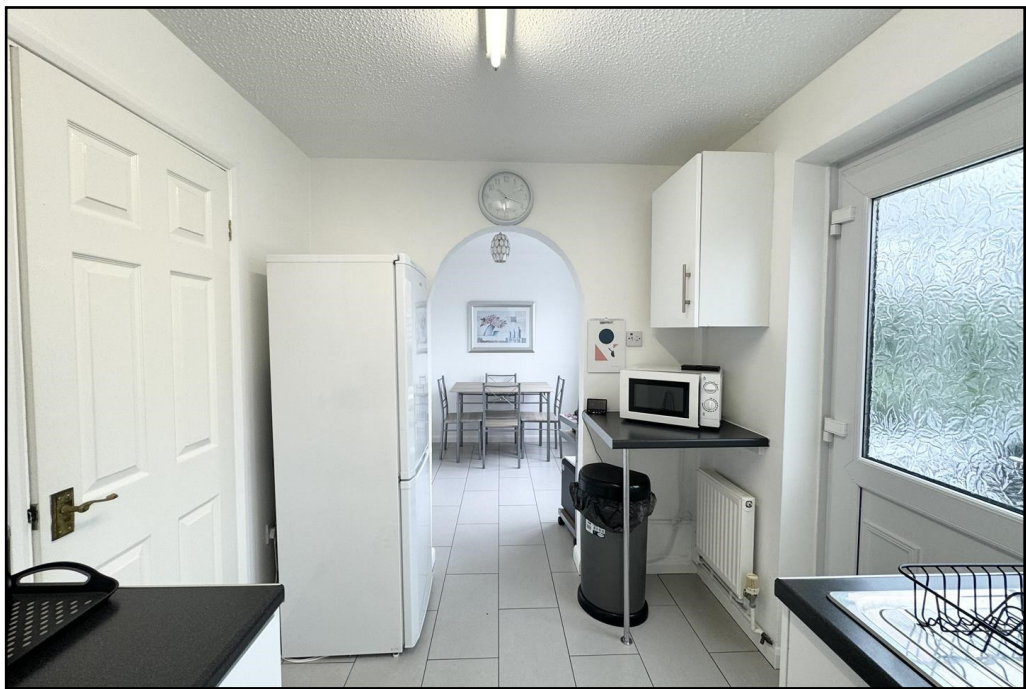
BEDROOM ONE: 10'10 x 10'0: PVC double glazed window to rear, built-in sliding mirrored wardrobes, radiator, door back to landing.

BEDROOM TWO: 9'9 x 6'11: PVC double glazed window to fore, radiator, door back to landing.

BEDROOM THREE: 9'11 x 9'1 (max) / 7'6 (min): PVC double glazed window to fore, radiator, recess for door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising fitted bath, pedestal wash hand basin and low level WC, tiled splashbacks, radiator, door to airing cupboard, door back to landing.

REAR GARDEN: Paved patio leads from rear conservatory and advances to well-tended lawn, mature shrubs and conifers line the perimeters and privatise the garden, giving access down to side and to fore of property.



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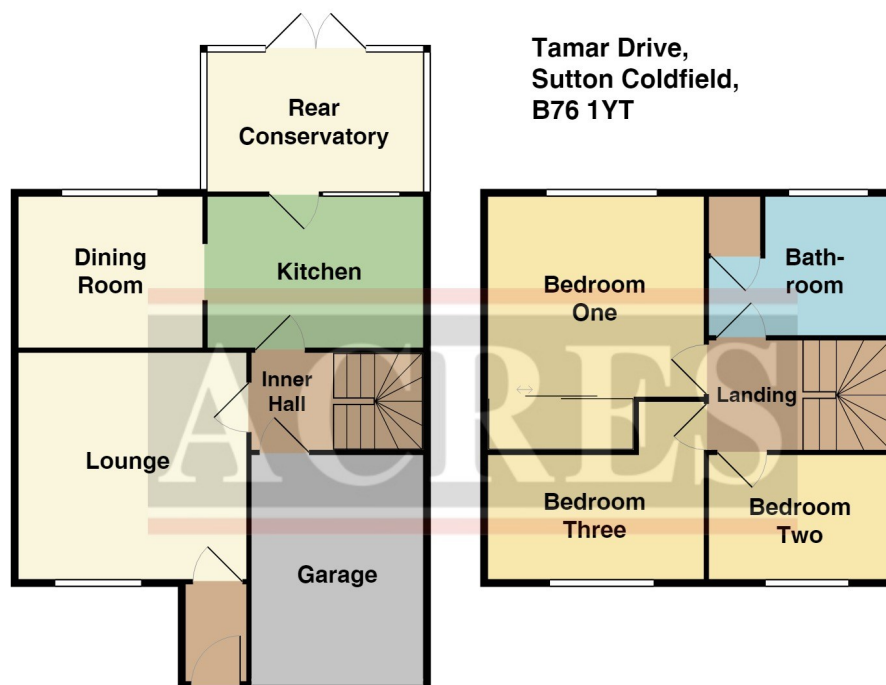
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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		82 B
69-80	C		
55-68	D	63 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.