

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Impressively proportioned, three bedroomed detached
- Master boasting dual aspect & en-suite shower
- Attractive family bathroom
- Considerable, dual aspect lounge with patio doors
- Superb fitted breakfast through dining space
- Guest cloakroom/w.c. & entrance hall
- Delightful rear garden having timber decking
- Excellent position of Sutton Coldfield
- Catchment for 'outstanding schools'
- Improved high specification suitable for families



***37 HORSFALL DRIVE, WALMLEY, B76 2BT ~ Offers Over £450,000***

This stunning, tastefully presented and deceptively spacious, three bedroomed and detached, freehold family home offers upgraded interior design together with modern, contemporary design to provide a suitable purchase for a plethora of buyers. Positioned within catchment for excellent educational opportunities for all ages, the recently constructed home finds itself amongst open green spaces and a public park allowing for relaxation and socialising. Local shopping amenities and facilities are found in abundance in Walmley, with further comprehensive shopping being accessible in neighbouring towns, including Wylde Green, Minworth and Sutton Coldfield, all of which are obtainable via one of the many, readily available bus services in Walmley. Benefitting from the provision of gas central heating and pvc double glazing (both where specified), remodelled tv access points within each room allow for sleek, wall mounted viewing, upgraded security through live camera operation and an installed loft ladder giving access to the roof, are just some of the perks included. Briefly comprising: entrance hall, guest cloakroom/w.c., dual aspect family lounge with patio doors to garden and a sizeable fitted breakfast kitchen through dining space. To the first floor are three, double bedrooms, the master boasting en-suite shower room, all rooms are serviced by a family bathroom. Externally, mature shrubs line the properties perimeter, a side garden provides patio, lawn and raised timber decking appropriate for dining. To fully appreciate the accommodation on offer and overall standards, we highly recommend internal inspection.

Set back from the road behind a tarmac and block paved drive, access is gained into the accommodation via a pvc double glazed, obscure door into:

**ENTRANCE HALL:** Internal doors open to guest cloakroom/w.c., storage, and dual aspect lounge, glazed door to fitted breakfast kitchen, radiator, stairs to 1st floor.

**DUAL ASPECT LOUNGE: 18'06 x 9'10"** Pvc double glazed window to fore having pvc double glazed windows and patio doors leading to rear garden, space for a complete lounge suite, radiator, door to hall.

**FITTED BREAKFAST KITCHEN: 18'04" X 9'10" (through dining)** Pvc double glazed windows to side and to fore, matching shaker style wall and base units with integrated washing machine and oven, recess for fridge/freezer, edged work surfaces with matching upstands having 4 ring gas hob and extractor canopy over, one and a half sink drainer unit, radiator, space for dining table, glazed door to landing.

**GUEST CLOAKROOM/W.C.:** Suite comprising low level w.c. and pedestal wash hand basin, radiator, tiled splashbacks, door to entrance hall.

**STAIRS AND LANDING:** Doors lead to three well proportioned bedrooms and a family bathroom, radiator, access to loft via fitted ladder.

**BEDROOM ONE: 14'03 x 10'01"** Pvc double glazed windows to fore and to side, fitted wardrobes, radiator, door to landing and to:

**EN-SUITE SHOWER ROOM:** Suite comprising step in shower with bi-folding glazed door, low level w.c. and pedestal wash hand basin, radiator, tiled splashbacks, door back to bedroom.

**BEDROOM TWO: 11'01" x 9'10"** Pvc double glazed windows to side and to fore, radiator, door to landing.

**BEDROOM THREE: 9'10 x 7'02"** Pvc double glazed window to side, radiator, door to landing.

**FAMILY BATHROOM:** Pvc double glazed obscure window to fore, suite comprising bath with glazed splashscreen to side, low level w.c. and pedestal wash hand basin, radiator, tiled splashbacks, door to landing.

**REAR GARDEN:** Delightfully composed and offering a paved patio area with lawn advancing into timber, rear decking, fencing to perimeters and a side gate gives access to the fore of 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)

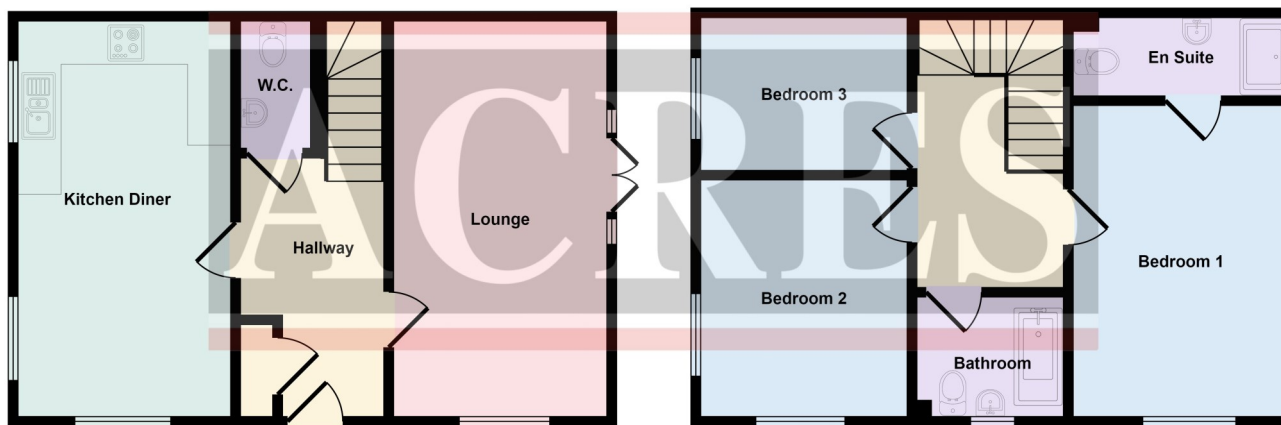
**COUNCIL TAX BAND:** E

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888



Approx Gross Internal Area  
93 sq m / 1001 sq ft



Ground Floor  
Approx 46 sq m / 499 sq ft

First Floor  
Approx 47 sq m / 502 sq ft

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.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		