

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Detached, three double bed roomed family home
- * Built-in/fitted wardrobes to all bedrooms
- * En-suite shower room to master
- * Well-appointed family bathroom
- * Impressive fitted breakfast kitchen
- * Imposing lounge through dining space
- * Convenient guest cloakroom/WC
- * Multivehicular, side & tarmac drive
- * Low maintenance, modern rear garden
- * Excellent standard throughout



27 HORSFALL DRIVE, WALMLEY, B76 2BT ~ Offers In Excess of £375,000

Beautifully modernised and composed of unique, as well as bespoke artistry, this impressively proportioned, three double bedroomed, detached family home sits enviably upon a popular estate in Walmley, close to excellent educational opportunities for all ages. Contemporary interior and exterior design has been implemented throughout the accommodation, ensuring attractiveness to a range of prospective purchasers with immediate move-in to the home being guaranteed thanks to its neutrality. Local shopping amenities are available in Walmley and provide access to daily essentials, further comprehensive shopping can be obtained in Wylde Green, Minworth and Sutton Town Centre. Walmley plays host to a variety of public parks, a golf course, a library and New Hall valley, all of which allow for social opportunity and experiences in the outdoors. Readily available bus services are found locally and provide ease of commute to surrounding town and city centre locations. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), interior rooms currently briefly comprise: deep and welcoming entrance hall having carpet well from the initial entrance, doors open to an imposing, fitted breakfast kitchen, guest cloakroom/WC, sizeable lounge through dining area and understairs storage. To the first floor, three well-proportioned bedrooms are offered, all of which boast fitted/built-in sliding mirrored wardrobes, bedroom one enjoys an en suite shower room and all other rooms are serviced by a family bathroom. Externally, a multi vehicular tarmac, side drive provides space for parking; to the rear, low maintenance is at the heart of the garden and comprises artificial lawn, timber decking and paved patio with access back into the home via patio doors to lounge/diner. To fully appreciate the accommodation on offer, its improvements and delightful modern design, we highly recommend internal inspection. EPC Rating B

Set back from the road behind a tarmac path having paving and gravel to side, access is gained into the accommodation via a PVC double glazed obscure door into:

DEEP & WELCOMING ENTRANCE HALL: Doors open to a fitted breakfast kitchen, sizeable family lounge through dining area, guest cloakroom / WC and understairs storage, radiator, stairs off to first floor, carpet well is provided from the initial front door.

FITTED BREAKFAST KITCHEN: 12'3 x 11'2 (max) / 10'5 (min): PVC double glazed window to fore, matching high-gloss Shaker-style wall and base units with integrated dishwasher, washing machine and oven, recess for free-standing fridge / freezer, roll edged work surfaces having four ring gas hob with extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks, space for breakfast table, door back to hall.

GUEST CLOAKROOM / WC: Suite comprising low level WC and pedestal wash hand basin, radiator, wall panelling, tiled splashback, door back to hall.

SIZEABLE FAMILY LOUNGE THROUGH DINING AREA: 17'6 x 12'1: PVC double glazed windows and patio doors lead to rear garden, radiator, space for dining suite and lounge suite, wall panelling, door back to hall.

STAIRS & LANDING: Doors lead to three bedrooms, family bathroom and loft space, radiator.

BEDROOM ONE: 11'8 x 11'0 (max) / 9'11 (min): PVC double glazed window to fore having fitted shutter-style blinds over, built-in sliding mirrored wardrobes, radiator, door to landing and door to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to fore, suite comprising step-in shower cubicle with glazed splash screen door, pedestal wash hand basin and low level WC, radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 10'7 x 10'9 (max): PVC double glazed window to rear, built-in sliding mirrored wardrobes, radiator, door to landing.

BEDROOM THREE: 12'1 x 10'9 (max): PVC double glazed window to rear, radiator, built-in sliding mirrored wardrobes, door to landing.

FAMILY BATHROOM: Suite comprising bath with glazed splash screen to side, pedestal wash hand basin and low level WC, tiled splashbacks, radiator, door to landing.

REAR GARDEN: Renewed patio leads from the lounge / dining room and advances to artificial grass and raised timber decking, mature shrubs and bushes line the perimeter, having well-decorated gravel borders leading to a side gate and side tarmac drive.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

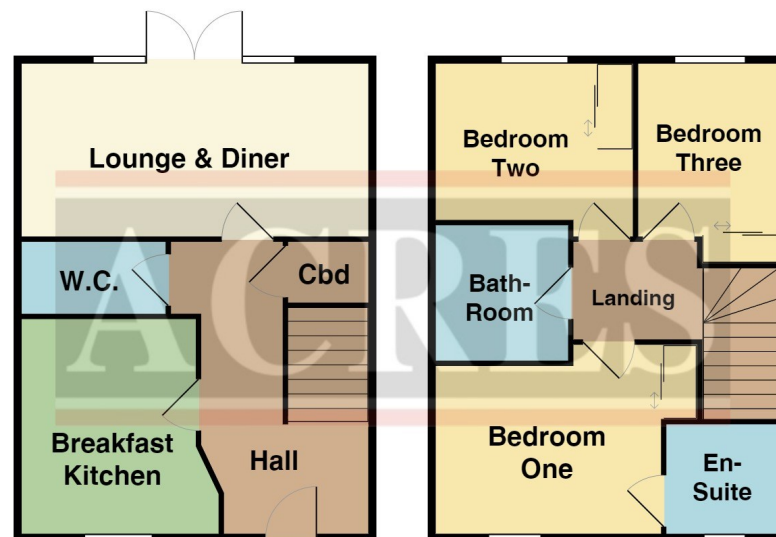


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



Horsfall Drive, Sutton Coldfield, B76 2BT



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	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.