

ACRES

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



- * Four bedroomed, detached family home
- * Ideal for redevelopment, conversion, and modernisation (stpp)
- * Master bedroom boasting fully comprehensive en-suite
- * Well-appointed family bathroom
- * Considerable lounge through family area
- * Extended, fitted breakfast kitchen with utility and dining room
- * Guest cloakroom/WC & garage
- * Striking facade with spacious driveway for multiple vehicles
- * Substantial, manicured rear garden with entertainment space
- * Set close to excellent amenities



188 PENNS LANE, WALMLEY, B76 1JT ~ Asking Price £625,000

Located on the highly sought-after Penns Lane in Sutton Coldfield, this substantial four-bedroom detached and freehold family home presents a unique opportunity for redevelopment, conversion and modernisation boasting an impressive footprint, perfect for those looking to create their dream home in a prestigious and convenient location. Local shopping amenities are found within walking distance to Walmley & Wylde Green, offering a plethora of transport links via the cross city rail line at Chester Road Station and readily available bus services providing ease of commute to surrounding towns and city centre locations. Excellent educational opportunities for all ages can be found locally, public parks, a library and golf course are just a few of the facilities that occupy the immediate area. Ripe for further extension and allowing a rare chance to add significant value (stpp), as well as tailor specification, the accommodation benefits from gas central heating and pvc double glazing, (both where specified), which currently briefly comprises: Porch, deep and welcoming entrance hall, doors open to a considerable lounge through family area, an imposing fitted breakfast kitchen through dining room and utility and an understairs, guest cloakroom/WC. To the first floor, a true master bedroom is offered off a split staircase and composes fitted wardrobes together with a fully comprehensive, en suite bathroom, three further bedrooms are available with a well appointed, family bathroom also located on the first floor. Externally, a significant cobble printed and multivehicular drive leads to the accommodation of which advances into garage, to the rear, manicured lawns with shrubs and bushes to perimeters provide access back into the home via kitchen, dining room and family area. To fully appreciate the home on offer, we highly recommend interior inspection.

Set back from the road behind a multi vehicular cobble-print drive having mature lawn and pruned bushes with rolling low-level gate, access is gained into the accommodation via a PVC double glazed door with windows to side into:

PORCH: Obscure glazed wooden windows with door to centre gives access into:

DEEP & WELCOMING ENTRANCE HALL: Obscure glazed doors open to lounge, dining area and extended fitted breakfast kitchen, door to guest cloakroom / WC, radiator, stairs off to first floor.

IMPOSING LOUNGE / FAMILY AREA: 31'10 (through lounge / family area) x 13'4 (max) / 11'5 (min): PVC double glazed bay window to fore, gas coal-effect fire set on a tiled hearth having brick surround and lintel over, double glazed sliding patio doors lead to rear garden, radiators, obscure glazed wooden doors open back to hall.

FITTED BREAKFAST KITCHEN: 14'2 x 12'11 (max): PVC double glazed window and door lead to rear garden, matching wall and base units with a variety of cupboard glazed leaded eye-level units and drawers, integrated double oven with grill, recesses for free-standing fridge / freezer and dishwasher, edged work surfaces with double sink and drainer to side, four ring gas hob having extractor canopy over, tiled splashbacks, recessed downlights, access is given into dining room, obscure glazed door to hall, further door to garage and access is given to:

UTILITY: 7'5 x 4'10: Matching wall and base units with further contrasting wall-mounted units, recess below for washing machine, edged work surface with stainless steel sink drainer unit, tiled splashbacks, ladder style radiator, access is given back to kitchen.

REAR DINING ROOM: 11'6 x 10'1: Double glazed sliding patio doors lead to rear garden, space for dining table, radiator, access is given back to breakfast kitchen.

GUEST CLOAKROOM / W.C: Suite comprising low level WC and wall-mounted wash hand basin, bi-folding door opens to cloaks storage, tiled splashbacks and flooring, door back to hall.

STAIRS & LANDING: Split stairs radiate to four bedrooms and a family bathroom.

BEDROOM ONE: 15'9 x 10'8: PVC double glazed window to rear, built-in wardrobes having overhead storage, drawers and centre recess for dressing, radiator, space for double bed, door back to landing and to:

FULLY COMPREHENSIVE ENSUITE BATHROOM: PVC double glazed obscure window to fore, suite comprising bath, walk-in shower cubicle with glazed splash screen to side, vanity WC and wash hand basin, ladder style radiators, panelled and tiled splashbacks, recessed downlight, door back to bedroom.

BEDROOM TWO: 13'4 (into bay) x 12'5 (max) / 10'3 (min): PVC double glazed bay window to fore, radiator, space for double bed, door back to landing.

BEDROOM THREE: 11'5 x 9'3: PVC double glazed window to rear, built-in sliding wardrobes housing wash hand basin in vanity unit, radiator, space for double bed, door to landing.

BEDROOM FOUR: 8'1 x 7'7: PVC double glazed window to rear, fitted wardrobes with overhead storage and desk below, radiator, door to landing.

FAMILY BATHROOM: PVC double glazed obscure window to fore, suite comprising bath with bi-folding glazed splash screen to side, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door to landing.

REAR GARDEN: Block paving leads to manicured lawn having mature shrubs and bushes to perimeters, access is provided down to the sides of the accommodation, with access being given back into the home via dining room, kitchen and family area.

GARAGE: 16'9 x 11'7 (max): **(Please check the suitability for your own vehicle use)** Up and over electric garage door to fore, internal door opens to 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)

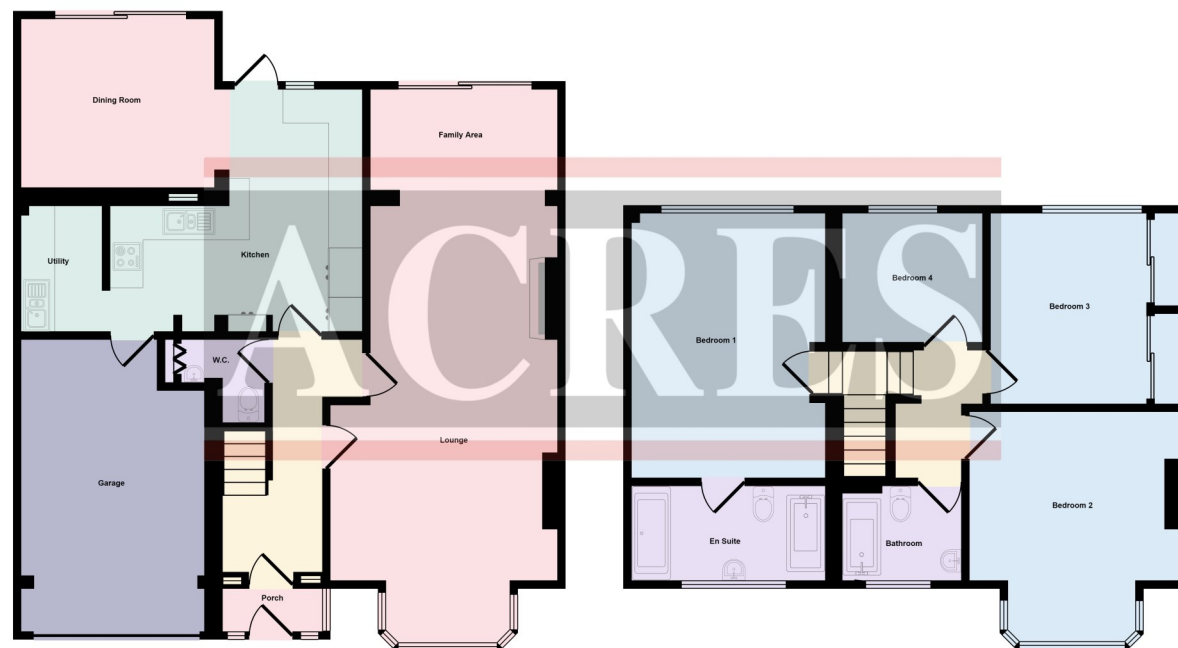
COUNCIL TAX BAND: F

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Approx Gross Internal Area
163 sq m / 1754 sq ft



Ground Floor
Approx 96 sq m / 1029 sq ft

First Floor
Approx 67 sq m / 726 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		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		