

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Three bedroomed, freehold, semi detached family home
- \* Family bathroom
- \* Sizeable family lounge with sliding patio doors to kitchen
- \* Rear kitchen with breakfast bar
- \* Mature, well-stocked rear garden
- \* Single rear garage and off-road track for rear parking
- \* Sought-after position and location
- \* Close to local amenities
- \* No onward chain
- \* Perfect opportunity for modernisation and personalisation



***46 PLANTS BROOK ROAD, WALMLEY, B76 1EX ~ Offers Over £250,000***

An excellent opportunity lies within this three bedroomed, freehold semi detached family home in Walmley, providing off road parking to rear and scope for complete modernisation and personalisation. Excellent educational opportunities fall within catchment of the property's location with shopping amenities and facilities being accessible within a short walking distance. Eachelhurst Road provides ease of commute to surrounding towns and city centre locations, and further benefits include readily available bus services, a public park and golf course. Complimented by gas central heating and PVC double glazing (both where specified), the home makes an ideal purchase for those looking to customise and enjoy the deceptive living proportions throughout. Briefly comprising welcoming entrance hall, rear family lounge with sliding patio door giving access to a rear kitchen, with breakfast bar and seating overlooking the rear garden. To the first floor, three bedrooms are offered which are all serviced by a family bathroom. Externally, a mature, well stocked rear garden is offered with access provided to a rear garage, and a shared off-road track, suitable for rear parking. To fully appreciate the home on offer and its interesting opportunity for conversion, we highly recommend internal inspection. EPC RATING C

Set back from the road behind a paved path with lawn and mature shrubs and bushes to side, access is gained into the accommodation via a wooden obscure glazed door with windows to side into:

**ENTRANCE HALL:**

Doors lead to a rear lounge, dining room and understairs storage, radiator, stairs off to first floor.

**DINING ROOM: 13'9 x 10'3:**

PVC double glazed bay window to fore, radiator, gas fire set on a tiled hearth having matching brick surround and mantel over, door to hall.

**REAR LOUNGE: 16'2 x 12'9 (max) / 8'1 (min):**

PVC double glazed window to side, leaded window to kitchen and sliding patio doors to kitchen, gas coal-effect fire set on a tiled hearth having brick surround, radiator, door to hall.

**KITCHEN: 16'3 x 8'5:**

PVC double glazed windows to rear, matching wall and base units with recesses for white goods and free-standing cooker, edged work surfaces with stainless steel sink drainer unit, tiled splashbacks, breakfast seating to a breakfast bar, sliding door back to lounge and a wooden door leads to garden.

**STAIRS & LANDING:**

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

**BEDROOM ONE: 14'5 x 10'5:**

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

**BEDROOM TWO: 12'9 x 9'6:**

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

**BEDROOM THREE: 7'5 x 5'5:**

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

**FAMILY BATHROOM:**

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

**REAR GARDEN:**

Mature lawn providing shrubs and bushes to perimeters, gives access to a single rear garage and a shared off-road track suitable for rear parking.



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)

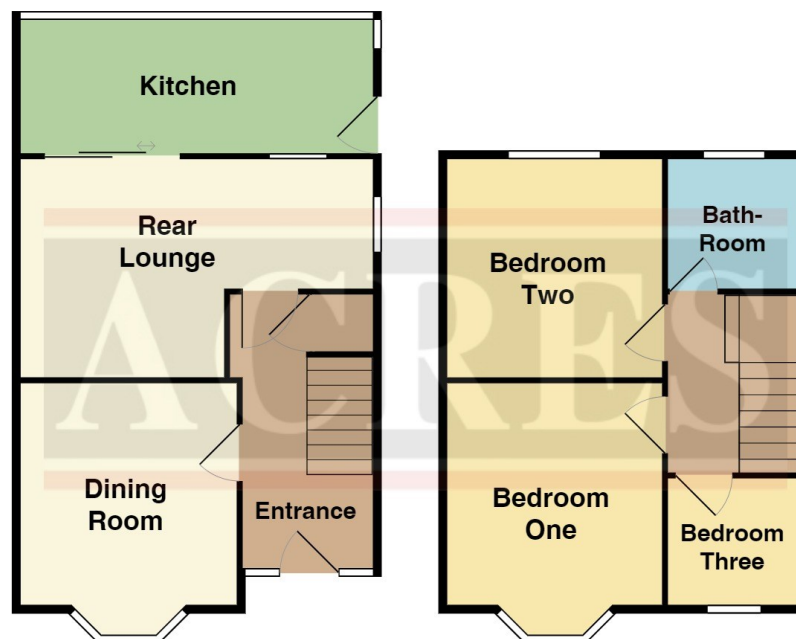
**COUNCIL TAX BAND:** C

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

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



Plants Brook Road, Sutton Coldfield, B76 1EX



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.