

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Two double bedrooms, mid-terraced family home
- * Impressive family bathroom
- * Spacious lounge having bay window to fore
- * Superb fitted breakfast kitchen through dining space
- * Guest cloakroom/WC & storage
- * Entrance hall with carpet well
- * Allocated parking with visitor spaces
- * Delightful rear garden with hot tub
- * Close to local amenities & facilities
- * Beautiful standard within



73 WATER MILL CRESCENT, WALMLEY, B76 2QN ~ Offers around £265,000

Beautifully presented offering unrivalled interior & exterior design, this well-proportioned, 2 double bedroomed, freehold family home boasts opportunity for a range of prospective buyers. Set in the heart of Walmley upon a popular estate, bright & spacious living quarters seamlessly blend contemporary aesthetics with comfort. The open-plan layout is perfect for both relaxation & entertaining, featuring premium finishes and fixtures that enhance the home's sophisticated appeal. Walmley incorporates a host of local amenities including daily essential shopping facilities, takeaways, cafes & a public house all on the main high street, further benefits include access to excellent educational opportunities for all ages & surrounding well-regarded towns. Commuter links on the high street provide ease of access to Wylde Green, Minworth & Sutton Coldfield, ensuring suitability for all. Benefitting from gas central heating & PVC double glazing (where specified), with internal rooms currently briefly comprising: Entrance hall, appealing guest cloakroom/WC with a clever use of space thanks to integral wash hand basin & WC as well as coats storage, an imposing family lounge has bay window to fore & understairs storage, the modern, open kitchen leads to a dining space & is a culinary delight, boasting integral appliances, ample storage, & elegant countertops making it a pleasure to prepare meals. To the first floor, 2 double bedrooms can be found with the master having built-in wardrobes and over stairs storage, the current homeowners have upgraded a previous water tank found in this over stairs cupboard & now provides a recently renewed combination boiler, both bedrooms are serviced by a delightful family bathroom. Externally a tarmac multivehicle drive is found with allocated car parking for 1, and 2 visitor spaces on a first come first served basis; to the rear, patio leads to lawn & hot tub, at the back of garden an entertaining area together with rear access can be found.

Set back from the road behind a multi vehicular tarmac drive providing allocated parking spaces, of which one is provided for the home, a further two visitor spaces available on a first come, first served basis, access is gained into the accommodation via a PVC double glazed obscure composite door into:

ENTRANCE HALL:

Internal doors provide access to a guest cloakroom / WC and family lounge. A carpet well is given to the initial entrance.

GUEST CLOAKROOM / WC:

PVC double glazed obscure window to fore, suite comprising a complete integral unit offering wash hand basin and WC, tiled splashbacks, radiator, space for storage, door back to entrance hall.

FAMILY LOUNGE: 16'2 x 11'10 (max):

PVC double glazed bay window to fore, radiator, doors give access to entrance hall and to under stairs storage, stairs off to first floor, further door leads into:

IMPRESSIVE FITTED KITCHEN THROUGH DINING SPACE: 14'8 x 7'8:

PVC double glazed windows and patio door lead to rear garden, matching handle-less wall and base units with integrated freezer, fridge, washing machine and oven, edged work surfaces having four ring gas hob and extractor canopy over, sink drainer unit, matching upstands and tiled splashbacks, space for dining table, radiator, door back to lounge.

STAIRS & LANDING:

Doors open to two double bedrooms and a well-appointed family bathroom.

BEDROOM ONE: 12'7 x 10'1:

PVC double glazed windows to fore, built-in wardrobe having over stairs storage offering access to a renewed combination boiler, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM TWO: 10'9 x 8'1:

PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen door to side, vanity wash hand basin and low level WC, radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN:

Paved patio leads from the accommodation and provides a path to the rear of the property, space is allotted for entertaining and socialising, a timber gate opens to a rear access, PVC double glazed patio doors lead to kitchen / dining space, the rear garden is completed with an attractive hot tub.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



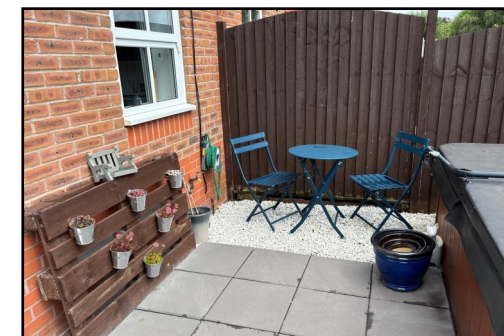
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

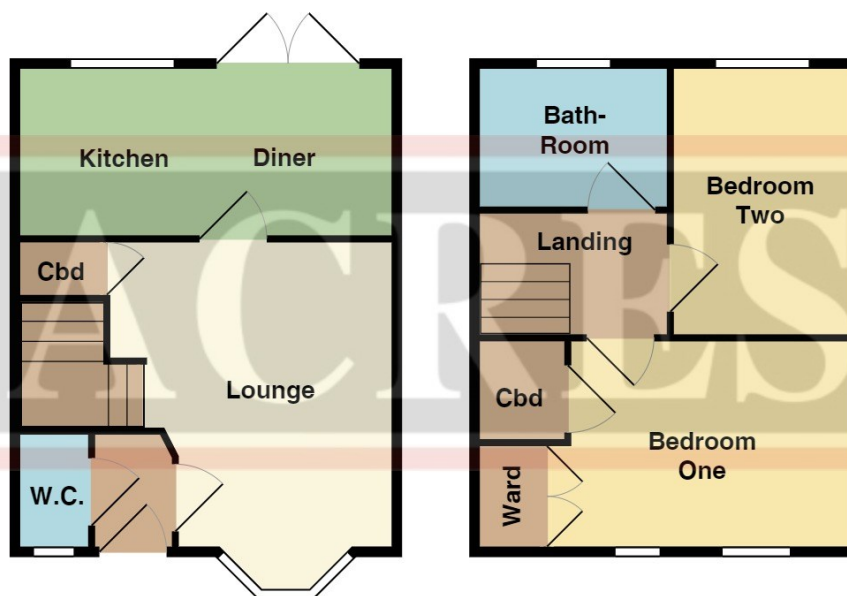
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Water Mill Crescent, Sutton Coldfield, B76 2QN



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		