

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Beautifully composed, three bedroomed semi detached bungalow
- * Double bedrooms with master boasting fitted units
- * Loft access to sizeable space from third bedroom
- * Imposing family lounge with sliding doors overlooking garden
- * Well-appointed fully comprehensive bathroom
- * Attractive breakfast kitchen
- * Considerable side conservatory
- * Garage, workers area & side access
- * Private & striking rear garden
- * Delightful fore garden with parking to side



41, Plants Brook Road, Walmley, B76 1HG ~ Offers Over £325,000

Vastly deceptive from its initial exterior aspect & boasting impressive interior, as well as exterior proportions, this enviably positioned, three bedroomed semi detached & freehold bungalow allows attractive scope for redevelopment & modernisation, to create a bespoke living accommodation & enjoys no upward chain. Walking distance into Walmley village & just a short cut through for access to Eachelhurst Road, the home's location is nothing short of excellent. Walmley village offers daily essential shopping facilities & amenities, a public house & scattering of cafes for those relaxing morning breakfasts. Readily available bus services provide ease of commute to surrounding town & city centre locations, including Minworth, Wylde Green & Sutton Coldfield, all of which allow for further retail therapy. Pype Hayes Park & golf course are just a few of the local attractions in the area offer social entertainment & interaction. Benefitting from the provision of gas central heating & PVC double glazing, (both where specified), the property & its opportunity within is sure to grasp & excite imaginations. Briefly comprising: deep porch, welcoming entrance hall with doors opening to a substantial family lounge overlooking garden, a fitted breakfast kitchen progresses into a side conservatory offering utility point, side access, garage & work room, three imposing bedrooms with the possibility of converting one into a dining room, & a fully comprehensive family bathroom. Within bedroom three a set of stairs can be found that leads to a loft space, suitable for storage or conversion (stpp) to allow for an upstairs room. Externally, a block paved drive is offered to side with the home being set behind mature shrubs & bushes, to the rear, beautifully landscaped grounds are available within tree & bush lined perimeters, privatising the accommodation. To fully appreciate the home on offer, its potential throughout & superb position, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a paved path having block paved drive to the side, delightfully well manicured gardens lead into the accommodation via an obscure glazed door with windows to side into:

PORCH: An obscure glazed window leads to entrance hall, space for cloaks storage, double glazed sliding doors open into:

DEEP & WELCOMING ENTRANCE HALL: Access directly from the hall is provided into a considerable family lounge, fitted breakfast kitchen, three bedrooms with one having the opportunity to convert into dining room, and a fully comprehensive family bathroom, radiator, sliding doors back to porch.

IMPOSING FAMILY LOUNGE: 15'09" x 15'01": Double glazed sliding patio doors open to rear garden, stone effect chimney breast offers an internal, living-flame coal-effect fire, complimenting hearth and mantles, radiator, door back to entrance hall, a window leads to:.

FITTED BREAKFAST KITCHEN: 12'05" x 09'05": Leaded glazed bow window leads to side conservatory, matching wall and base units with recess for range style oven and extractor over, edged work surfaces having inset sink drainer unit, tiled splashbacks and flooring, space for breakfast table, a glazed door opens back to entrance hall, a further glazed door opens to:

SIDE CONSERVATORY: 20'00" x 11'03": Double glazed sliding patio doors open to rear garden having window to side, radiator, utility point offering sink and recess below for washing machine, glazed door and windows lead back to kitchen, obscure glazed door to side entrance, unglazed door to work room/garage, recess for fridge/freezer.

BEDROOM ONE: 12'08 x 11'08: Double glazed leaded bow window to rear overlooking gardens, built-in wardrobes having central recess for bed, alcove for further storage space, radiator, access back to entrance hall.

BEDROOM TWO: 12'00" x 9'11": Double glazed bow window to fore, radiator, space for double bed and complimenting suite, door back to entrance hall.

BEDROOM THREE/POTENTIAL DINING ROOM: 10'09" x 8'00": Double glazed window to fore, radiator, understairs storage having stairs leading to a boarded loft room.

LOFT SPACE: 19'07" x 17'00": Vast potential within to replicate similar extensions that have been implemented on the street, subject to the necessary planning permissions, currently the space is boarded with a wall-mounted gas boiler, versatile eaves storage and a door leading back to bedroom three.

REAR GARDEN: Paving leads from the accommodation and advances to lawn, beautifully lined perimeters encompass the property border and privatise the accommodation. A secret gardeners patch can be found at the rear of the garden.

GARAGE: 14'09" x 8'11": (please check suitability for your own vehicle) Having an internal work room, up and over electrically operated garage door to fore, lighting provided, an internal door opens into side conservatory.



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)

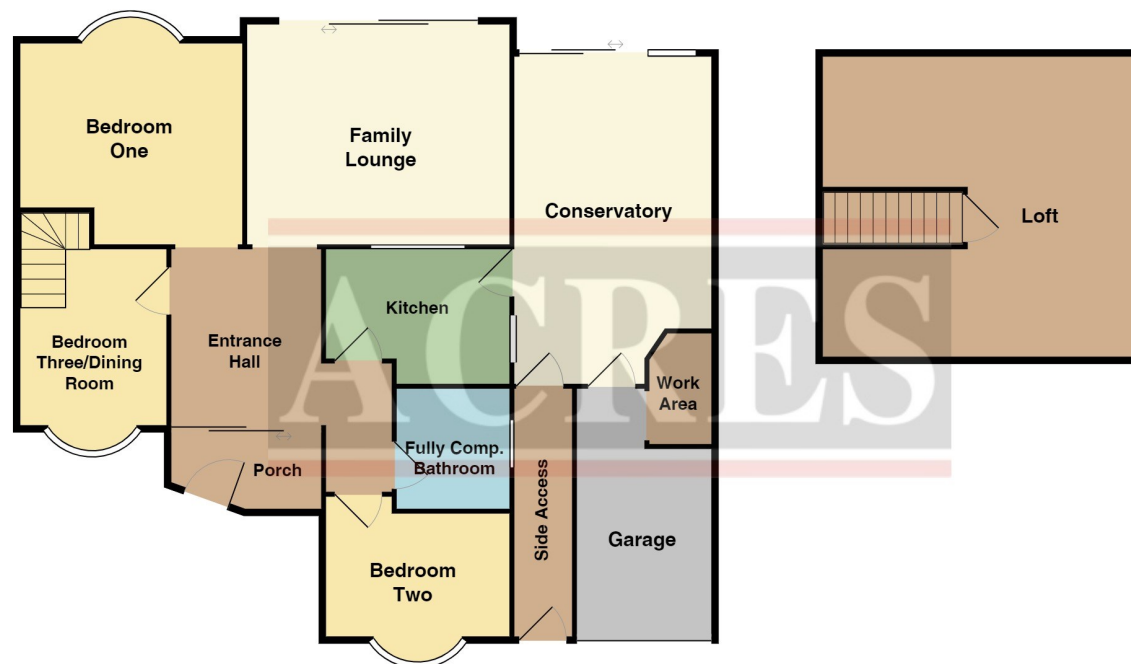
COUNCIL TAX BAND: D

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Plants Brook Road, Sutton Coldfield, B76 1HG



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 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.