

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Deceptively spacious, three bedroomed semi detached
- * Master boasting Sharps fitted wardrobes
- * Well-appointed family bathroom
- * Attractive rear lounge with patio doors
- * Fitted breakfast kitchen
- * Appealing dining room to fore
- * Utility, guest WC & store
- * Block paved drive & single garage
- * Well-manicured and mature rear garden
- * Excellent position, close to essential amenities



99 ORTON AVENUE, WALMLEY, B76 1JL ~ Price Guide £450,000

A spacious and truly deceptive, three bedroomed and freehold, semi detached family home set upon an enviable plot in Walmley, offering scope and potential for complete personalisation. Neutral in its décor, the home presents a blank canvas having been delightfully maintained during its current tenure. Excellent educational opportunities can be found within walking distance, readily available bus services are obtained on both Eachelhurst and Walmley Ash Road. Walmley boasts a number of shopping amenities and facilities, not to mention cafes and even a public house; further comprehensive shopping in Minworth and Wylde Green speak volumes as to the convenience of the home's position. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), the impressive current living proportions briefly comprise: Porch, deep entrance hall having doors to an appealing dining room, rear lounge with patio doors opening to garden, and a fitted kitchen leading to side utility, cloaks storage and WC. To the first floor, three well-proportioned bedrooms are offered with the master boasting Sharps fitted wardrobes, a well-appointed family bathroom together with porcelain tiles completes the first floor accommodation. Externally, a multivehicular block paved drive with lawn to side gives access into the home and a single garage, to the rear, a paved patio advances to well-manicured lawn with timber fencing lining and securing the property boundary. To fully appreciate the home on offer, its potential throughout and full opportunity for personalisation, we highly recommend internal inspection. EPC RATING C

Set back from the road behind a multi vehicular block paved drive with lawn to side, access is gained into the accommodation via a PVC double glazed door with window to side, into:

PORCH: An internal PVC double glazed door with obscure window to side opens to:

ENTRANCE HALL: Doors radiate to a dining room, a rear family lounge, fitted kitchen and under stairs storage, further door to cloaks storage, radiator, stairs off to first floor.

DINING ROOM: 14'0 x 11'0: PVC double glazed window to fore, radiator, door back to hall.

REAR LOUNGE: 14'7 x 14'1 (into door recess) max 11'11 min: PVC double glazed patio doors lead to rear garden, electric coal-effect fire having a matching hearth surround and mantel, radiator, recess for door back to hall.

FITTED KITCHEN: 11'4 x 8'10: PVC double glazed windows to rear, matching high-gloss wall and base units with recesses for a free-standing fridge / freezer, integrated oven with grill over, edged work surfaces having electric hob and extractor canopy over, one and a half sink drainer unit, tiled splashbacks, door back to hall and door to:

UTILITY: A PVC double glazed door opens to rear garden, internal doors open to garage, kitchen, WC and coal store.

STAIRS & LANDING: PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 14'7 x 12'7: PVC double glazed windows to rear, fitted Sharps wardrobes with a variety of high-gloss units and mirrored units, radiator, space for super king bed, door back to landing.

BEDROOM TWO: 14'0 (into door recess) x 11'10 max 11'1 min: PVC double glazed window to fore, space for super king bed and complimenting suite, radiator, recess for door back to landing.

BEDROOM THREE: 9'0 x 7'10 : PVC double glazed window to fore, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising P-shaped bath with curved splash screen to side, low level WC and floating vanity wash hand basin, porcelain and tiled splashbacks, tiled flooring, ladder style radiator, door back to landing.

REAR GARDEN: Patio leads from the accommodation and provides a path to rear, mature lawn is offered with a tree-lined rear perimeter privatising the accommodation, access is gained back into the home via PVC double glazed doors to lounge and an obscure door to utility.

GARAGE: 17'11 x 8'3: (Please check the suitability for your own vehicle use) Up and over garage door to fore, internal door opens to utility.



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)

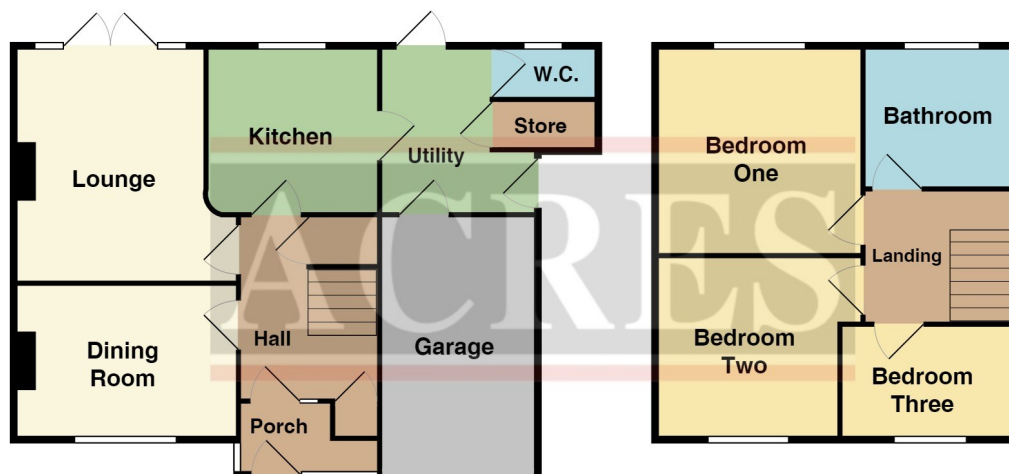
COUNCIL TAX BAND: D

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Orton Avenue, Sutton Coldfield, B76 1JL



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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		