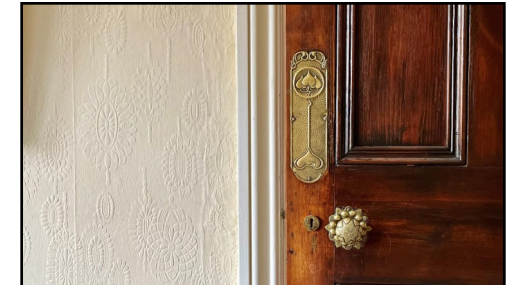


ACRES

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



- *****MODERN METHOD OF AUCTION*****
- Imposing five bedroomed, semi detached home
- Fully comprehensive family bathroom & downstairs shower room
- Attractive dining room with feature fireplace
- Extended rear lounge with patio doors
- Fitted kitchen & complimenting side utility
- Sun room, store and WC
- Converted garage with variable use
- In and Out multivehicular drive
- Delightful rear lawn leading to garden room
- Excellent position of Walmley
- Scope for customisation and further development



9 WALMLEY ASH ROAD, WALMLEY, B76 1HY ~ Guide Price £500,000

***** FOR SALE VIA MODERN METHOD OF AUCTION***** A beautiful example of a period family home boasting impressive living proportions and scope for further redevelopment, as well as modernisation throughout to combine modern, sleek and contemporary décor together with classic contrasts. This five bedroomed, extended and converted family home finds itself for sale for the first time in nearly fifty year and takes pride upon the popular Walmley Ash Road, allowing for ease of access to local shopping facilities in Walmley. Cafes, daily essentials and a public house can be found in Walmley Village and are all complimented by readily available bus services that lead to wider surrounding towns including Wylde Green, Minworth and Sutton Coldfield. Excellent educational opportunities are obtainable on Walmley Ash Road, public trails and a golf course on Eachelhurst Road are just a few of the benefits locally. Gas central heating and PVC double glazing are provided at the property (both where specified) with internal rooms currently briefly comprising: porch, deep and welcoming entrance hall with doors opening to dining room, extended rear lounge and downstairs shower room, a glazed door opens to a fitted kitchen boasting sizeable side utility, side passage, sun room and converted garage space allowing for multiple uses. To the first floor, two immediate double bedrooms are offered together with a fully comprehensive bathroom, an office/study space leads to corridor and three further bedrooms to complete the first floor accommodation. Externally, a multivehicular in and out tarmac drive with central raised garden area leads to the home, to the rear, block paving advances to lawn housing fruitful trees and shrubs with brick built perimeter, access is provided to a store and WC, a garden room at the back of the property allows for entertaining. To fully appreciate the home on offer, its complete scope and opportunity within, we highly recommend internal inspection.

Set back from the road behind a paved path, tarmac allocated one-in, one-out parking is provided for, access is gained into the accommodation via a PVC double glazed obscure door into:

PORCH: Obscure glazed window leads to entrance hall together with wooden door, tiled flooring.

ENTRANCE HALL: Doors open to an extended rear family lounge, dining room & shower room, glazed door to kitchen, radiator, access to understairs storage, stairs off to first floor.

DINING ROOM: PVC double glazed bow window to fore, feature period fire place consisting of brick, tile and wooden shelving, electrically operated coal-effect fire to centre, radiator, door back to hall.

EXTENDED REAR FAMILY LOUNGE: PVC double glazed sliding patio doors to rear garden, feature fireplace consisting brick surround, wooden mantle and tiled shelving areas, radiator, door to hall.

FITTED KITCHEN: PVC double glazed window to rear, matching wall and base units offering built-in oven and grill, recess for fridge, edged work surfaces having four ring gas hob with hot plate to side and extractor over, stainless steel sink and drainer unit, tiled splashbacks and flooring, glazed door opens back to entrance hall and further glazed door to:

UTILITY: Glazed window with door to side opening into rear sun room, matching wall and base units with recesses for washing machine, dryer and freestanding fridge/freezer, edged work surfaces with one and a half sink drainer unit, tiled splashbacks and flooring, door to garage and glazed door back to kitchen, access is provided to side passage.

SUN ROOM: Glazed windows to garden having obscure glazed door opening to rear, further glazed units and door open back to utility, tiled flooring, radiator.

DOWNSTAIRS SHOWER ROOM: PVC double glazed obscure window overlooking side passage, suite comprising vanity wash hand basin, low level WC and step-in shower cubicle with glazed sliding door to fore, ladder style radiator, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING: PVC double glazed window to fore, doors open to two bedrooms and a fully comprehensive bathroom, access to an office/study area through corridor, radiator.

BEDROOM ONE: PVC double glazed window to rear, built-in wardrobes having overhead storage and central dressing table, corner vanity wash hand basin, radiator, door back to landing.

BEDROOM TWO: PVC double glazed window to fore, built-in wardrobes having overhead storage and central dressing area, corner vanity wash hand basin, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to rear and side, suite comprising bath, low level WC, pedestal wash hand basin, shower cubicle with glazed door to fore and bidet, radiator, door to storage, tiled splashbacks, door back to landing.

OFFICE/STUDY THROUGH CORRIDOR: Glazed bow windows over stairs, doors back to original landing, access is provided to three further bedrooms through a corridor.

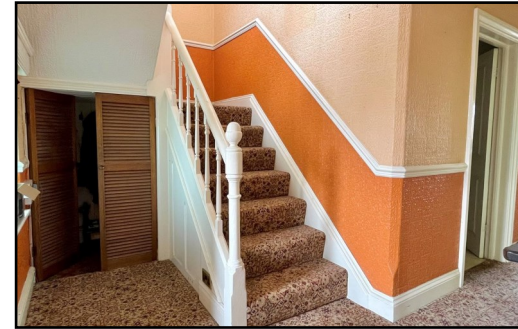
BEDROOM THREE: PVC double glazed window to rear, fitted wardrobes having overhead storage and central dressing table, vanity wash hand basin to corner, obscure window to corridor with door to side.

BEDROOM FOUR: PVC double glazed window to fore, radiator, door back to corridor.

BEDROOM FIVE: PVC double glazed window to fore, door back to corridor.

REAR GARDEN: Block paved patio leads out from the accommodation and advances to lawn, store and w.c., typical period style brick built walls line the gardens perimeter, an ornamental well, variety of shrubs and fruitful trees can be found with a pathway leading to a rear garden room.

CONVERTED GARAGE SPACE: PVC double glazed bow window leads to fore, varying uses and currently being available as a games room, door to side passage and utility.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



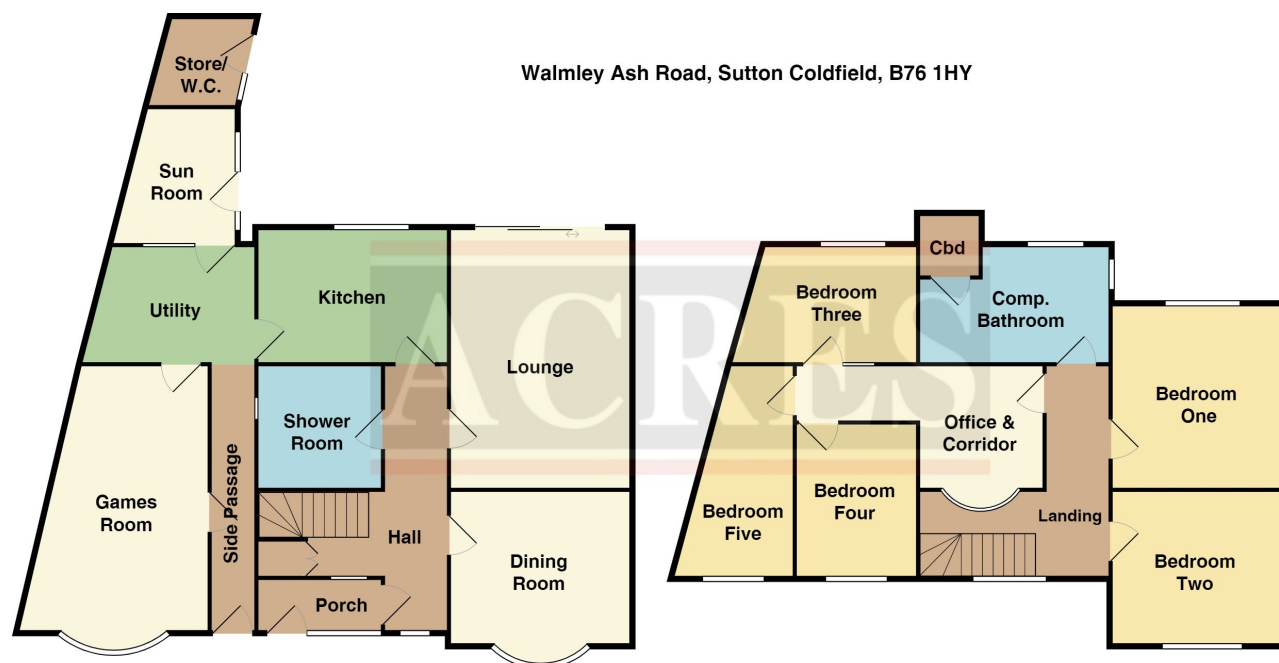
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		