

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- ◆ Three bed detached family home
- ◆ Charming en-suite shower room
- ◆ Superb fitted bathroom
- ◆ Imposing family lounge through rear dining room
- ◆ Attractive, fitted breakfast kitchen
- ◆ Guest cloakroom/w.c.
- ◆ Substantial garage with scope for conversion
- ◆ Delightful front & rear gardens
- ◆ Planning granted for 1st floor extension
- ◆ Incredibly well positioned



3 LAWNSWOOD, WALMLEY, B76 1TW ~ Offers in the Region of £440,000

Nestled in an enviable position of Walmley set upon a sought after, desirable estate, this immaculately well maintained, deceptively spacious and imposing, three bed detached family home offers a wealth of scope for extension and re-development, with plans currently being available for a superb, open plan side extension to the ground floor with fourth bedroom to the first floor. Excellent educational opportunities are within walking distance for all ages, with further comprehensive places of learning being accessible by the multitude of readily available bus services on offer in Walmley. Local parks, golf courses, shopping amenities and public houses create a bustling social scene. Complimented by gas central heating and pvc double glazing, both where specified, those seeking opportunity for both room to grow and the potential for customisation should look no further to uncover this properties true potential. Currently the property comprises: Entrance hall, doors radiate to a guest cloakroom/w.c., attractive breakfast kitchen and sizeable family lounge. Double doors open from the lounge into a dining room with patio doors to rear, a single door leads from the kitchen into a considerable garage space. To the first floor are three well proportioned bedrooms, the master benefitting from an appealing en-suite shower room, all further bedrooms are serviced by a family bathroom. Externally, a block paved drive with lawn to side offers inviting space for parking of up to four cars, to the rear, mature and well stocked borders line the perimeter with plush lawn to centre. To fully appreciate the accommodation on offer, its wealth of potential and current unassuming proportions, we highly recommend internal inspection.

Set back from the road behind a block paved drive with lawn to side, access is gained into the accommodation via a pvc double glazed obscure leaded door with windows to side into:

HALL: Doors radiate to fitted breakfast kitchen, spacious lounge and guest cloakroom/w.c., radiator, stairs off to first floor.

GUEST CLOAKROOM/W.C.: Pvc double glazed obscure window to fore, pedestal wash hand basin, low level w.c., tiled splashbacks and flooring, radiator, door to hall.

SPACIOUS FAMILY LOUNGE: 14'06" X 12'03" Pvc double glazed windows to fore, gas living flame coal effect fire set on a marble hearth having matching surround and mantle over, radiator, door to hall and double doors open to:

DINING ROOM: 9'10" X 8'10" Pvc double glazed French doors to rear patio, radiator, space for dining table, double doors open back into lounge.

FITTED BREAKFAST KITCHEN: 13'03" (INTO DOOR RECESS) 10'00 max 9'07" min Pvc double glazed windows to rear, matching wall and base units with integrated fridge/freezer and oven with grill over, recesses below for dishwasher and washing machine, roll edged work surfaces with inset stainless steel sink drainer unit, four ring gas hob with extractor canopy over, tiled splashbacks, radiator, space for dining table, doors to hall, understairs storage and garage.

STAIRS AND LANDING: Pvc double glazed window to side, doors open to three bedrooms, a family bathroom, airing cupboard and storage.

BEDROOM ONE: 10'10" X 10'04" Pvc double glazed windows to fore, built in wardrobes, radiator, door to landing and door to:

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to fore, suite comprising low level w.c., vanity wash hand basin and built-in shower cubicle with glazed bi-folding door, ladder style radiator, tiled splashbacks and flooring, door to bedroom.

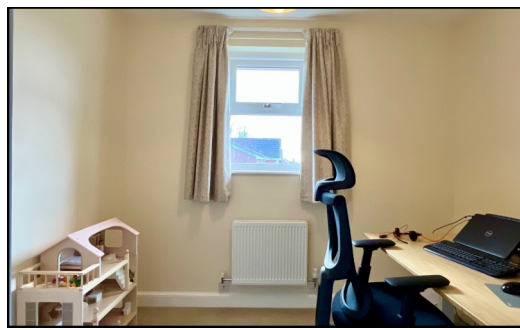
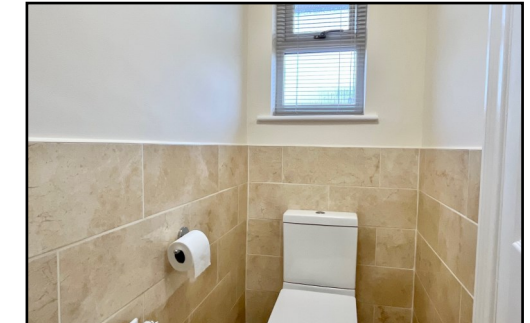
BEDROOM TWO: 10'04" X 10'02" Pvc double glazed window to rear, built in sliding wardrobes, radiator, door to landing.

BEDROOM THREE: 8'09" X 6'10" Pvc double glazed window to rear, radiator, door to landing.

FITTED FAMILY BATHROOM: Pvc double glazed obscure window to side, suite comprising P-shaped bath having glazed screen to side, low level w.c. and an integral vanity wash hand basin set into over stairs unit, radiator, tiled splashbacks and flooring, door to landing.

REAR GARDEN: A delightfully well maintained garden offers mature, well stocked borders to perimeters with plush lawn protruding to centre, a paved patio provides space for dining with access being given back into the accommodation via dining room and garage.

DOUBLE LENGTH GARAGE: (PLEASE CHECK SUITABILITY FOR YOUR OWN VEHICLE) 34'07" X 8'09" Opportunity for conversion to study and stunning, open plan kitchen with extended third bedroom to first floor and an additional fourth bedroom, currently pvc double glazed obscure window to rear, up and over garage door to fore.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



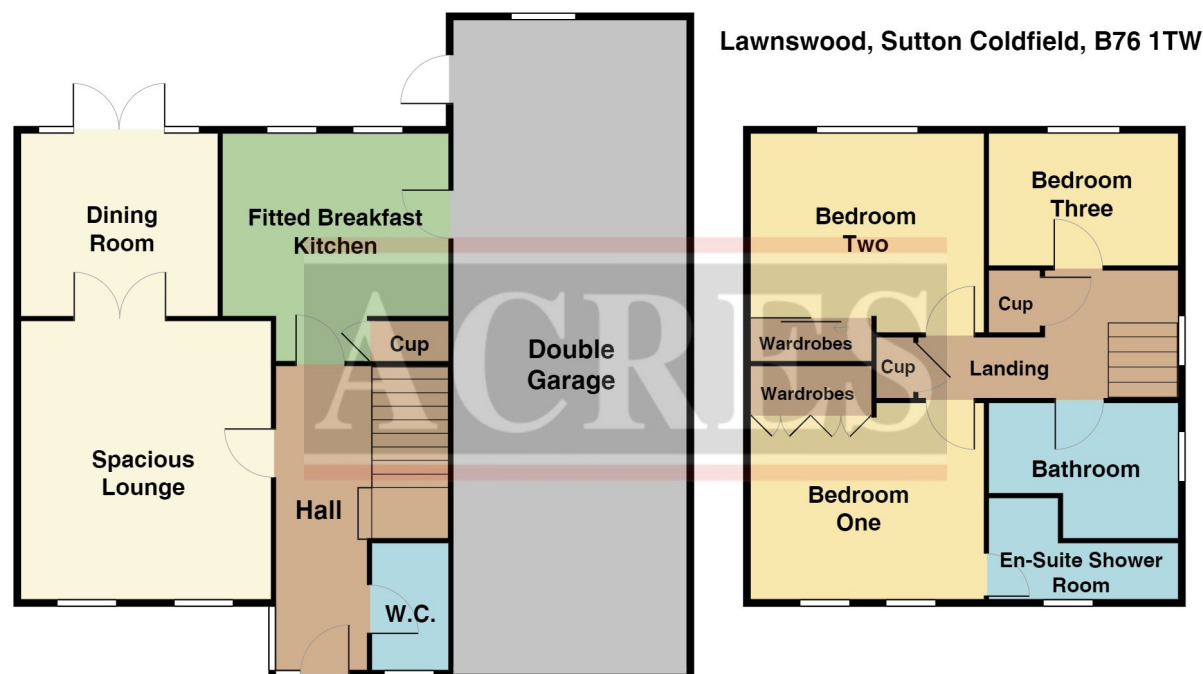
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	Energy efficiency ch
39-54	E		
21-38	F		
1-20	G		