

ACRES

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



- * Delightfully composed, three bed roomed semi detached
- * Impressive shower room having separate WC
- * Attractive lounge with bay window to fore
- * Open-plan fitted breakfast kitchen through dining room
- * Side utility, coal store and WC
- * Multivehicular drive to fore and single garage
- * Considerable rear garden
- * Excellent position close to amenities
- * Comprehensive commuter links nearby
- * Proximity to well-regarded schooling



80, WOODLANDS FARM ROAD, ERDINGTON, B24 0PQ ~ Asking Price £300,000

This charming and well-decorated, three bedroomed, traditional, semi-detached family home combines timeless character with modern comfort, offering generous living spaces ideal for a host of prospective purchasers. Located just a short walk from Eachelhurst Road, which offers direct access into Walmley Village and its abundance of shopping facilities, readily-available bus services, a golf course and popular public park are all obtainable on the main road, making it an excellent opportunity for those seeking pleasure outside of their every day lives. Walmley Village boasts daily essential amenities, together with cafes, pharmacies and even a doctors surgery, further comprehensive shopping can be accessed in Minworth. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), this attractive family home offers further opportunity for development with internal rooms currently briefly comprising: porch, deep and welcoming entrance hall, attractive family lounge with bay window to fore, open-plan fitted kitchen through lounge and dining space, a side utility offers access to a coal store and WC. Stairs off to the first floor provide access into three well-proportioned bedrooms, the master boasting bay window, all rooms are serviced by a delightful shower room and separate WC. Externally, a multivehicular tarmac and pebble drive leads into the accommodation, a 50/50 split door opens to garage. To the rear, concrete patio advances to a paved patio and raised dining area, beautifully manicured lawn progresses to the rest of the garden having timber fencing to perimeters. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating TBC.

Set back from the road behind a multi vehicular tarmac drive with gravel to side, access is gained into the accommodation via a PVC double glazed door with windows to side, into:

PORCH: Obscure stained glass window with door opens into:

DEEP & WELCOMING ENTRANCE HALL: Herringbone timber flooring, doors open to understairs storage and kitchen, access is provided to lounge, radiator, stairs off to first floor.

FAMILY LOUNGE: 14'6 (into bay) x 11'11 max / 11'9 min: PVC double glazed bay window to fore, gas, living-flame, stone-effect fire, radiator, access is provided back to entrance hall.

OPEN-PLAN KITCHEN / DINER: 17'11 x 12'8: PVC double glazed patio doors and windows to rear, matching wall and base units with integrated oven, edged work surfaces with stainless steel sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks and flooring, space for table / sofa, radiator, door back to entrance hall. PVC double glazed obscure door opens to:

UTILITY: 12'7 x 6'0: PVC double glazed obscure door to rear garden and back to kitchen, space for fridge / freezer, dryer and washing machine, butlers sink, double glazed skylights over, access to coal store and to WC, door to garage.

STAIRS & LANDING: PVC double glazed obscure window to side, doors open to three bedrooms, shower room and WC.

BEDROOM ONE: 14'7 (into bay) x 12'0 max / 10'8 min: PVC double glazed bay window to fore, built-in wardrobes, radiator, door back to landing.

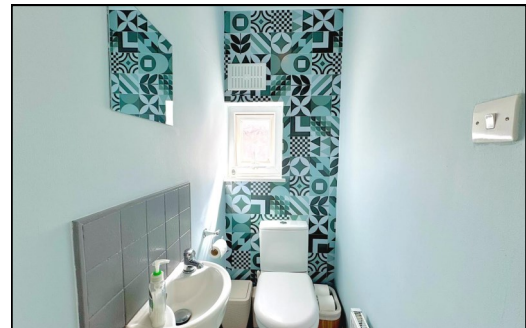
BEDROOM TWO: 12'2 x 11'2: PVC double glazed window to rear, built-in wardrobes, radiator, door back to landing.

BEDROOM THREE: 7'6 x 7'4: PVC double glazed window to fore, radiator, door back to landing.

SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising vanity wash hand basin and step-in shower cubicle with glazed sliding door to side, tiled splashbacks and flooring, ladder style radiator, door back to landing.

WC: PVC double glazed obscure window to side, suite comprising low level WC and floating wash hand basin, radiator, tiled splashback and flooring, door back to landing.

REAR GARDEN: A concrete patio leads to paving, raised timber providing further paving gives access to a dining area, well-manicured lawn advances to the rest of the garden, with timber fencing lining the perimeters, access is gained back into the accommodation via doors to utility and into open-plan kitchen / diner.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



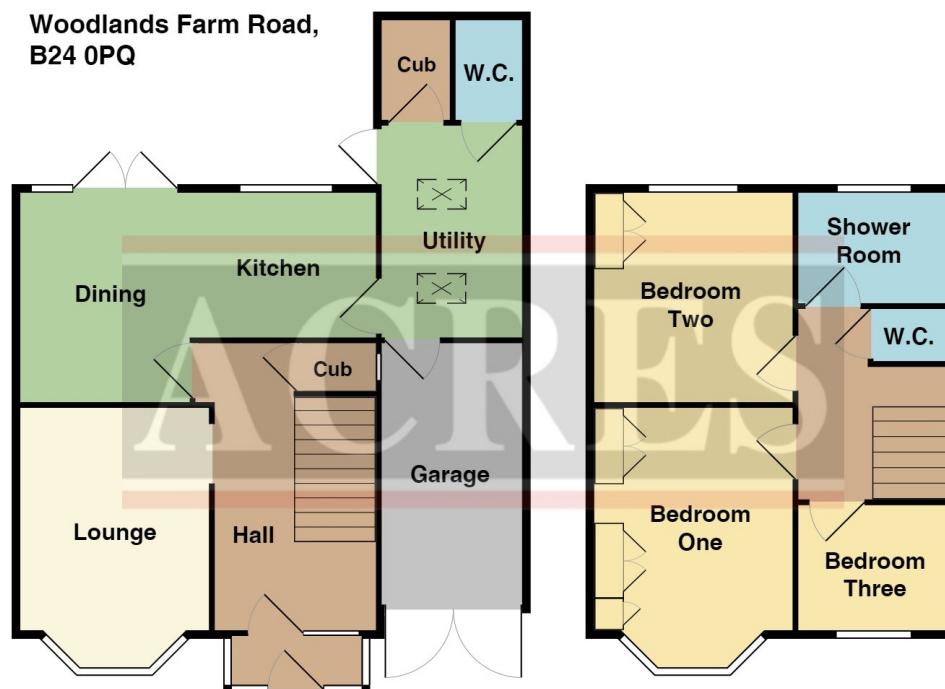
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



AWAITING EPC RATING

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