

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Two, double bedroomed end of terraced home
- * Well-appointed family bathroom
- * Considerable lounge with guest WC off
- * Attractive fitted breakfast kitchen through dining space
- * Allocated, singular parking space to fore with visitors parking
- * Low maintenance rear garden
- * Envious position just a stone's throw from Walmley
- * Direct access to New Hall Valley Park
- * Well-regarded schooling nearby
- * Excellent commuter links and no upward chain



71, WATER MILL CRESCENT, B76 2QN ~ Offers in the Region of £260,000

This delightful, two bedroomed, end-of-terrace and freehold family home is situated in the sought-after Walmley area, offering both immediate move-in comfort and exciting potential for development. The property boasts a bright and spacious layout, perfect for small families, first-time buyers and even downsizers. Located within close proximity to highly regarded local schools, shopping amenities, and essential facilities, this home combines convenience with tranquillity. Just a short walk away is the picturesque New Hall Valley Park, offering stunning green spaces for outdoor enjoyment and leisure activities. A wonderful opportunity for families or investors alike, combining modern living with potential for future enhancement. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), set well within this popular development, internal rooms currently briefly comprise: imposing family lounge having guest cloakroom/WC and under-stairs storage area, a fitted breakfast kitchen/dining space providing patio door opening to rear garden, to the first floor, two double bedrooms can be found with the master boasting built-in over-stairs cupboard and wardrobes, a well-appointed family bathroom services all rooms. Externally, a singular, allocated parking space is provided to the home with opportunity given for two visitor spaces; to the rear, paved patio together with lawn and timber fence-lined perimeters completes the accommodation. To fully appreciate the home on offer and its thorough opportunity that is presented, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a multi vehicular tarmac drive providing allocated parking spaces to four properties, two visitor spaces are provided at the front of the drive, with an allocated space specifically for the home directly adjacent to the front door, with access being gained into the property via a PVC double glazed obscure windowed door into:

IMPOSING FAMILY LOUNGE: 15'7 x 13'9:

PVC double glazed bay window to fore, radiator, space for lounge suite and opportunity for dining table, under-stairs storage with stairs off to first floor, door opens to fitted breakfast kitchen and to:

GUEST CLOAKROOM / WC:

PVC double glazed obscure window to fore, suite comprising low level WC and wash hand basin, radiator, tiled splashbacks, door opens back to lounge.

FITTED FAMILY KITCHEN THROUGH DINING SPACE: 15'7 x 7'7:

PVC double glazed windows and patio door open to rear, matching wall and base units with recesses for washing machine, dryer and free-standing fridge / freezer, integrated oven, roll-edged work surfaces having stainless steel sink drainer unit and electric hob with extractor canopy over, tiled splashbacks, radiator, space for dining table, door opens back into lounge.

STAIRS & LANDING TO FIRST FLOOR:

Internal doors open to two double bedrooms and a family bathroom.

BEDROOM ONE: 11'10 x 10'7:

PVC double glazed windows to fore, space for double bed and complimenting bedroom suite, door opens to over-stairs storage and double doors into built-in wardrobe, radiator, door back to landing.

BEDROOM TWO: 10'9 x 8'10:

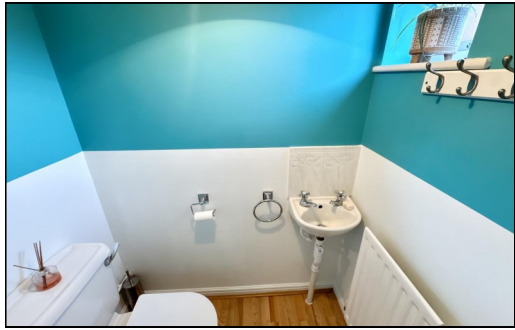
PVC double glazed window to rear, space for double bed and complimenting bedroom suite, radiator, door back to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen door to side, pedestal wash hand basin and low level WC, radiator, tiled splashbacks, door opens back to landing.

REAR GARDEN:

A paved patio advances from the property and leads to lawn, mature shrubs and bushes line the property's perimeter with timber fencing, access is gained back into the accommodation via a PVC double glazed door into fitted breakfast kitchen / dining space.



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)

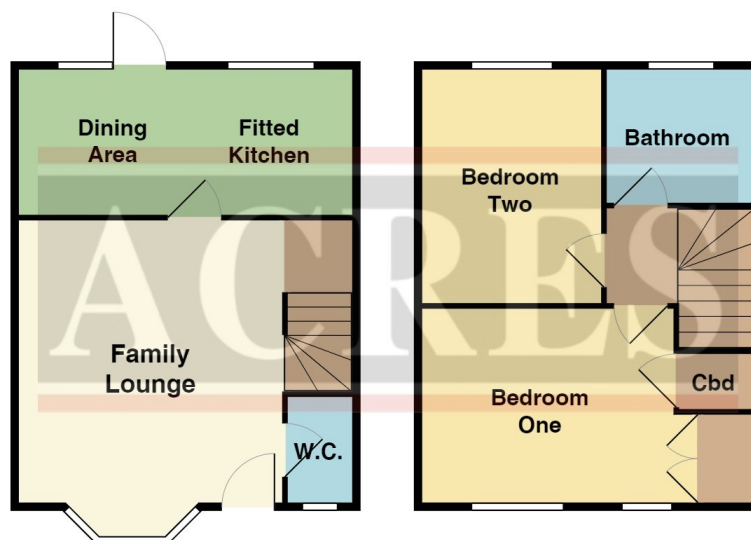
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Water Mill Crescent, Sutton Coldfield, B76 2QN



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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		