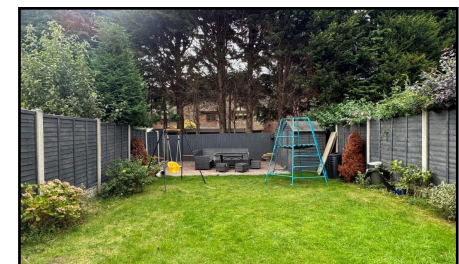


# ACRES

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



- \* Delightfully composed, three bedroomed mid terraced home
- \* Three double bedrooms
- \* Master boasting walk-in area & en-suite
- \* Well-appointed family bathroom
- \* Considerable lounge through dining space
- \* Open plan kitchen leading back to lounge
- \* Guest cloakroom/WC & garage
- \* Tarmac drive to fore
- \* Beautiful rear garden with extended dining space
- \* Stone's throw from New Hall Valley Country Park
- \* **\*\*VIEWING IS ESSENTIAL TO APPRECIATE THE SPACIOUS LIVING AREA\*\***



***27, HOLLINGBERRY LANE, WALMLEY, B76 1SP ~ Offers in the Region of £340,000***

Nestled in an enviable location just a stone's throw from the picturesque New Hall Valley Country Park, this beautifully presented, three-bedroomed, mid-terraced family home offers a perfect blend of modern living and timeless charm. Cleverly extended to create a spacious kitchen area, this home is ideal for growing families seeking both comfort and practicality. Situated close to reputable schools, local amenities in Walmley and Sutton Coldfield, as well as an abundance of transport links via one of the many, readily-available bus services provided upon the main road, the home is an ideal choice for those looking to enjoy the best of suburban living with the added benefit of proximity to nature. Bright and airy spaces throughout the home and the provisions of gas central heating and PVC double glazing (both where specified), together with a house alarm are just some of the benefits to this home. Internal rooms currently briefly comprise: entrance hall, internal door opens into a considerable lounge through dining space having a bay window to rear, an open-plan space leads through to kitchen via a breakfast bar, thoughtful conversion has been utilised to provide a comprehensive kitchen area & the ground floor accommodation is completed by a guest cloakroom/WC. To the first floor, three well-proportioned and double bedrooms are offered, with the master offering through walk-in wardrobe area and en-suite shower room, a well-appointed family bathroom services all rooms. The current homeowners have made provisions for a loft space which is accessed via a metal ladder, double glazed skylights open to the rear of the home. Externally, a tarmac drive leads to a canopy porch and single garage/store; to the rear, paving advances to lawn with a renewed rear patio area, suitable for dining and entertaining, timber fencing lines the property's perimeter. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating TBC.

Set back from the road behind a tarmac drive with renewed block paving to side and having lawn with shrubs to fore, access is gained into the accommodation via a PVC double glazed obscure leaded door into:

**ENTRANCE HALL:** An internal door opens to a considerable lounge through dining and kitchen, radiator, stairs off to first floor.

**FAMILY LOUNGE THROUGH DINING SPACE: 25'8 x 9'9:** PVC double glazed windows to fore, radiator, space for lounge suite, access is provided to dining area with a PVC double glazed bay window to rear, understairs storage, space for stools to breakfast bar, a door leads back to entrance hall and access is provided into:

**EXTENDED KITCHEN: 12'0 x 11'7 max / 4'0 min:** PVC double glazed window to rear having door to side opening to patio, matching wall and base units with a variety of cupboards, drawers and eye-level unit, recesses for washing machine and fridge / freezer, integrated dishwasher and oven, roll-edged work surfaces having four ring electric hob and extractor canopy over, stainless steel bowl and drainer unit, tiled splashbacks, radiator, access is provided back to lounge / dining area and a single internal door opens to:

**GUEST CLOAKROOM / WC:** PVC double glazed obscure window to rear, suite comprising low level WC and corner wash hand basin, radiator, tiled splashbacks, door back to kitchen.

**STAIRS & LANDING TO FIRST FLOOR:** Doors open to three bedrooms, family bathroom and airing cupboard, loft access is provided via a metal integrated ladder with loft space being boarded and two skylights looking to rear garden.

**BEDROOM ONE: 10'8 x 9'9:** PVC double glazed box bay window to fore, space for a complete bedroom suite including bed, bedside tables and wardrobes, radiator, door to landing, access is provided to a walk-in wardrobe area with built-in sliding mirrored wardrobes to either side, door opens to:

**ENSUITE SHOWER ROOM:** PVC double glazed obscure window to fore, suite comprising walk-in shower cubicle with glazed splash screen to side, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to bedroom.

**BEDROOM TWO: 9'5 x 7'10:** PVC double glazed window to rear, radiator, door back to landing.

**BEDROOM THREE: 9'9 x 6'4:** PVC double glazed window to rear, built-in double wardrobe, radiator, door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen to side, vanity wash hand basin and low level WC, radiator, tiled splashbacks and flooring, door back to landing.

**REAR GARDEN:** A paved patio advances from the property and into lawn, timber fencing lines the perimeter with a renewed rear patio providing space for dining and entertaining, a side timber gate opens to a rear access.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



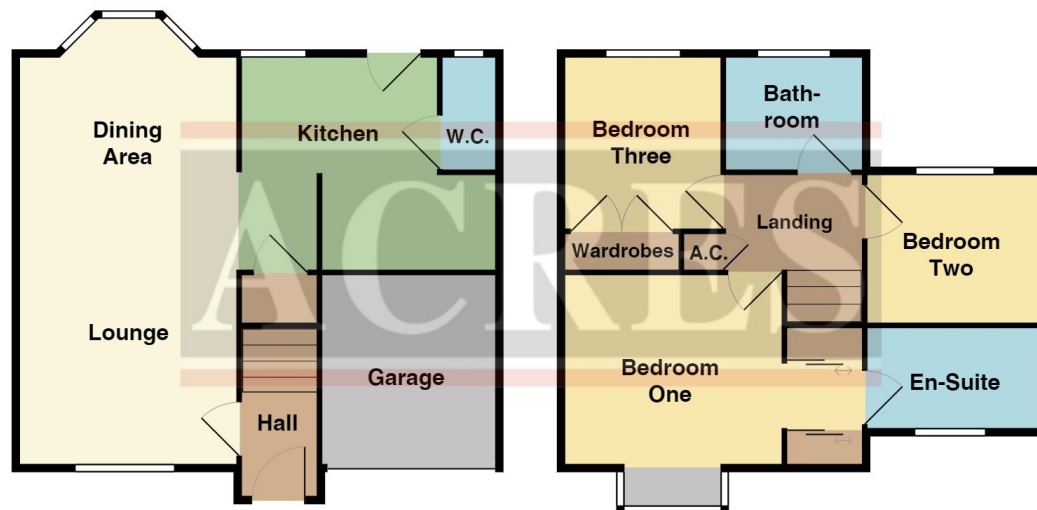


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



Hollingberry Lane, Sutton Coldfield, B76 1SP



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.**