

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Delightfully composed, three bedroomed semi detached
- * Imposing and complete double bedrooms
- * Fully comprehensive and impressive, family bathroom
- * Attractive lounge through dining area
- * Sizeable fitted breakfast kitchen
- * Guest cloakroom/WC and side lean-to
- * Single garage and multivehicular drive
- * Low maintenance and appealing rear garden
- * Incredible scope for development and conversion
- * Opportunity for full personalisation



15 HILARY DRIVE, WALMLEY, B76 2SW ~ Offers in the Region of £295,000

Beautifully positioned upon a quiet, prime and central cul-de-sac in Walmley, this delightfully presented and deceptively spacious three bed roomed, freehold, semi detached family home offers complete opportunity for personalisation, as well as scope for further redevelopment. Just a stone's throw from excellent educational opportunities for all ages, readily available bus services are obtainable and frequent upon Springfield Road, giving access to the wider surrounding towns and cities. A local essential shopping facility is available within a short walk with a public house also being provided. Further comprehensive amenities are found in Sutton Coldfield, Wyld Green & Walmley village. Benefitting from the provision of gas central heating and double glazing (both where specified), the appealing accommodation currently briefly comprises: Deep and welcoming entrance hall, doors open to a large, fitted breakfast kitchen, guest cloakroom/WC, lean-to and an attractive family lounge with space for dining. To the first floor, three generous bedrooms are offered with the master and third bedroom boasting built-in wardrobe space, a superb, fully comprehensive bathroom services all rooms. Externally, a multivehicular block paved drive is provided with access being given into a single garage, to the rear, a block paved patio leads from the accommodation and advances to lawn, bushes line the perimeter with access being given to a side lean-to. To fully appreciate the accommodation on offer, we highly recommend internal inspection.

Set back from the road behind a block-paved drive having lawn to side, access is gained into the accommodation via a wooden obscure glazed door giving access into:

HALL: Doors radiate to a fitted breakfast kitchen, imposing lounge having dining space, guest cloakroom / WC, lean-to / side passage and understairs storage, radiator, stairs off to first floor.

FITTED BREAKFAST KITCHEN: 12'9 x 9'2: Double glazed window to fore, matching wall and base units with recesses for tumble dryer, washing machine, free-standing gas cooker, fridge and freezer, roll edged work surfaces having stainless steel sink drainer unit, tiled splashbacks, radiator, door to hall.

FAMILY LOUNGE THROUGH DINING AREA: 21'3 x 11'5: Double glazed sliding patio doors to rear with windows to side, coal-effect fire set on a stone hearth having matching surround and brick with wooden mantel over, radiator, space for lounge suite and dining suite, door back to hall.

GUEST CLOAKROOM / WC: Obscure glazed window to lean-to, suite comprising floating wash hand basin and low level WC, radiator, tiled splashbacks, door to hall.

STAIRS & LANDING: Double glaze obscure window to side, return stairs give access to three bedrooms, airing cupboard and fully comprehensive bathroom.

BEDROOM ONE: 13'11 (into door recess) x 12'4 (max) / 10'1 (min): Double glazed windows to rear, radiator, space for double bed and complimenting bedroom suite, door to storage cupboard, door gives access back to landing.

BEDROOM TWO: 11'1 x 10'11: Double glazed window to rear, radiator, door to landing.

BEDROOM THREE: 10'1 x 9'6: Double glazed window to fore, door to storage cupboard, radiator, door to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: Double glazed obscure window to fore, suite comprising bath, vanity wash hand basin, low level WC and step-in shower cubicle having glazed sliding door, radiator, halfway tiled splashbacks, door to landing.

REAR GARDEN: Block-paved patio leads from lounge and advances to lawn, mature shrubs and bushes line the perimeters with timber fencing, access is given to a side lean-to via a wooden glazed door.

GARAGE: [\(Please check the suitability for your own vehicle use\)](#) Up and over garage door to fore



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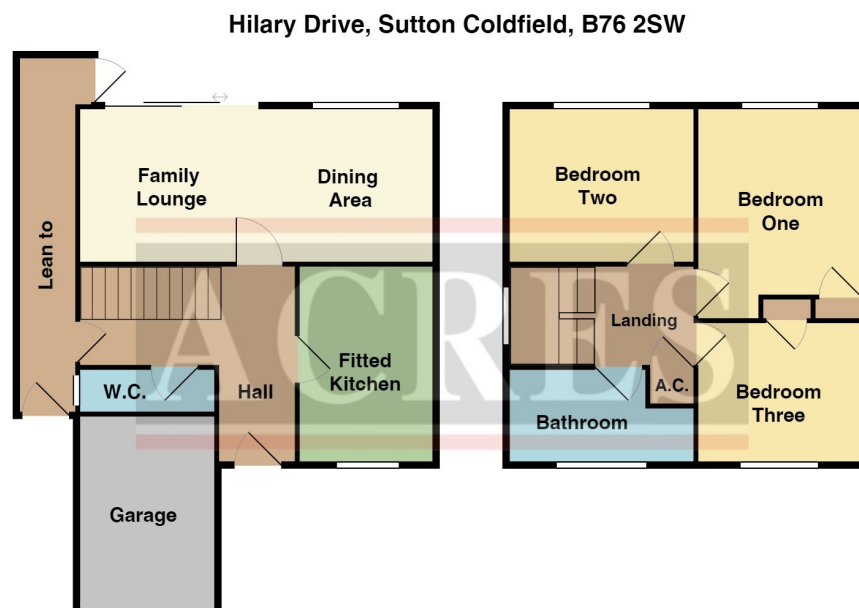
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



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 | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |