

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Three bedroomed, freehold dormer bungalow
- \* Well-appointed bathroom & separate WC
- \* Dining room/potential third bedroom
- \* Imposing lounge with large patio doors to garden
- \* Attractive fitted breakfast kitchen
- \* Side passage and store area
- \* Multivehicular tarmac drive & single garage
- \* Superb rear garden overlooking New Hall Valley
- \* Close to local amenities & facilities
- \* No onward chain



***8 ALLENDALE ROAD, WALMLEY, B76 1NN ~ Offers around £450,000***

This stunning three-bedroomed, freehold dormer bungalow boasts an enviable position overlooking the picturesque New Hall Valley and Country Park, offering breathtaking and unrivalled views. Perfectly located, it is within close proximity to local amenities, shopping facilities, and convenient transport and commuter links, making it ideal for families, professionals and retirees alike. The property is presented in a delightful, turn-key condition, the home is ready to move into immediately and boasts no onward chain. Whether you're looking for a peaceful retreat with scenic surroundings or a home with easy access to village, as well as city amenities, this exceptional property delivers both. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), internal rooms currently briefly comprise: large porch, imposing entrance hall with scope for conversion, internal doors open into a sizeable lounge offering an unhindered view to New Hall's natural beauty, a spacious fitted breakfast kitchen, dining room/potential third bedroom, bathroom and separate WC, and two opposing storage cupboards. From the kitchen, a useful side passage is established, providing a variety of uses including further storage, drying or simply, front and rear access. To the first floor, two bedrooms can be obtained and both offer fitted wardrobes, one provides shower area. Externally, a renewed, multivehicular tarmac drive progresses to the home and an electrically-operated, single garage door, to the rear, cobble printed patio leads to immaculate lawn, mature and well-stocked borders privatise the property's border. To fully appreciate the home on offer, we highly recommend internal inspection. EPC RATING D.

Set back from the road behind a multivehicular tarmac drive with raised lawn to side, access is provided into a single garage via an electrically operated garage door, entry into the home via a PVC, double glazed sliding door with windows to side into:

**PORCH:** Space provided for cloaks storage, an obscure glazed timber door with window to side opens into:

**DEEP ENTRANCE HALL:** Doors radiate to a substantial family lounge, fitted breakfast kitchen, dining room/potential third bedroom, bathroom, separate WC and two storage cupboards, radiator, stairs off to first floor.

**FAMILY LOUNGE: 18'9 x 11'4:** Stunning views overlooking New Hall Valley Country Park via PVC double glazed sliding patio doors, gas, coal-effect fire set upon a granite hearth having matching surround and wooden mantle over, radiator, space for complete lounge suite, door back to hall.

**FITTED BREAKFAST KITCHEN: 11'7 x 10'1:** PVC double glazed window to rear, matching wall and base units with a variety of cupboards and drawers, recesses for free-standing fridge/freezer, cooker and further fridge, roll-edged work surface with inset sink drainer unit, tiled splashbacks, radiator, space for breakfast table and chairs, door to storage and back to hall, PVC double glazed obscure door with window to side opens to:

**SIDE PASSAGE:** PVC double glazed doors open to fore and to garden, timber door to storage having space for washing machine, PVC double glazed obscure windows to bathroom and WC, further PVC double glazed obscure door and window back to kitchen.

**DINING ROOM / POTENTIAL THIRD BEDROOM: 13'0 x 10'4:** PVC double glazed bow window to fore, radiator, space for double bed and complimenting suite or complete dining set, door back to entrance hall.

**BATHROOM:** PVC double glazed obscure window to side passage, bath with glazed bifold splash screen door, vanity wash hand basin, tiled splashbacks, door to storage and back to entrance hall.

**GUEST WC:** PVC double glazed obscure window to side passage, low level WC, radiator, door back to entrance hall.

**STAIRS & LANDING:** PVC double glazed window to rear, doors open to two bedrooms.

**BEDROOM ONE: 13'2 x 10'4:** PVC double glazed window to rear, built-in wardrobes having hanging space and shelving within, space for Kingsize bed and complimenting suite, radiator, door back to landing.

**BEDROOM TWO: 13'2 x 7'1:** PVC double glazed window to rear, shower cubicle and low level WC, pedestal wash hand basin, fitted wardrobes with further eaves-storage access, radiator, space for double bed and complimenting suite, door to landing.

**REAR GARDEN:** Cobble-print patio leads from the home and advances to lawn, mature, well-stocked borders line and privatise the accommodation's perimeter.

**GARAGE:** (please check suitability for your own vehicle); Up and over electrically-operated door to fore.



**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**



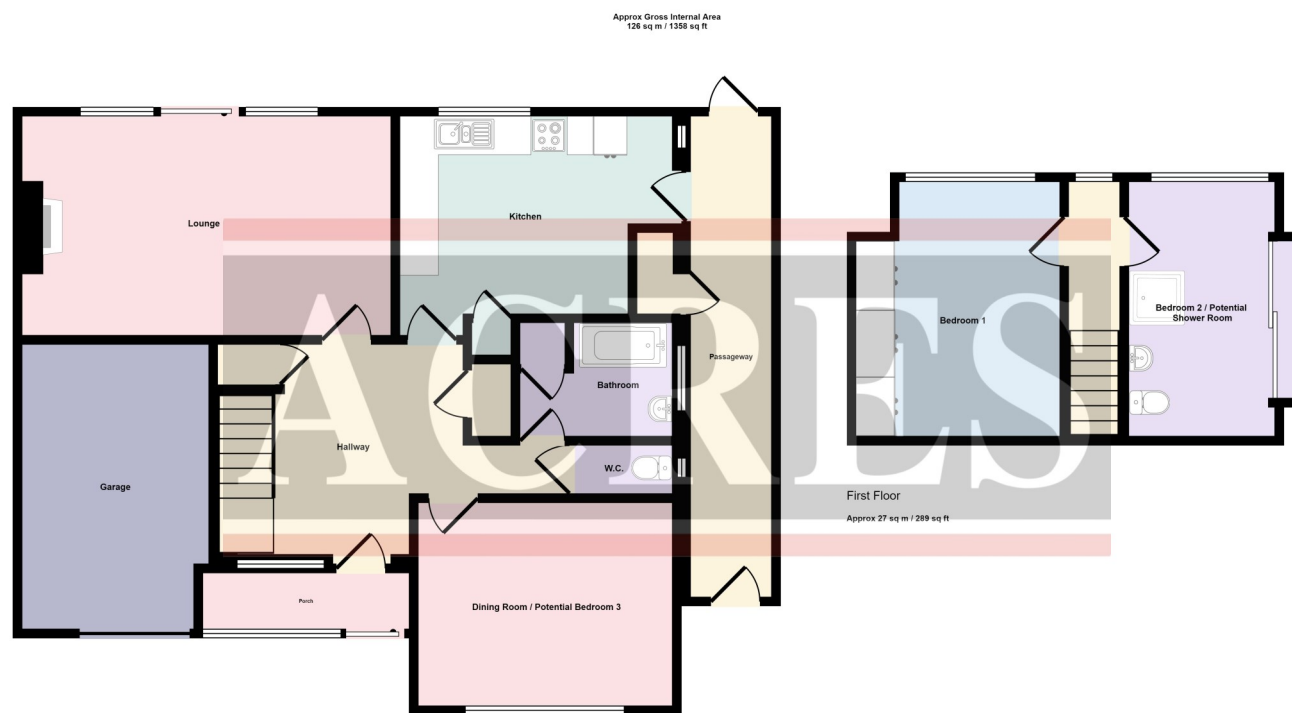
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Ground Floor  
Approx 99 sq m / 1069 sq ft

First Floor  
Approx 27 sq m / 289 sq ft

Approx Gross Internal Area  
126 sq m / 1358 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.