

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Two bedroomed, semi detached retirement bungalow
- * Master offering built-in wardrobes
- * Second bedroom with potential for dining
- * Updated, fitted breakfast kitchen
- * Attractive shower room
- * Delightful lounge having patio doors
- * Private, side courtyard
- * Garage & visitor space to fore
- * Communal lounge and laundry
- * Envious position at the back of Walmley



7, CHECKLEY CROFT, WALMLEY, B76 1GE ~ Offers around £265,000

This charming, two-bedroomed, semi detached retirement bungalow is nestled in a highly sought-after estate, conveniently located at the back of Walmley High Street. Offering a harmonious blend of comfort and practicality, this well-proportioned home is perfect for those seeking a peaceful retreat with all the conveniences close at hand. The interior is delightfully composed, providing a spacious and welcoming living environment that flows effortlessly between rooms. Residents will benefit from a wealth of local amenities, including shops, cafes, and health facilities, all within walking distance onto Walmley Road, excellent transport links are nearby and offer ease of access to surrounding areas, making this a truly desirable property in a prime location. Benefitting from double glazing and electric heating (both where specified), warden controlled pull wires, communal areas for socialising and beautiful grounds encompass the home, internal rooms currently briefly comprise: deep entrance hall, doors open to a refitted breakfast kitchen, spacious shower room, appealing lounge with patio doors leading to a private court yard, bedroom one and a second bedroom having the opportunity to be converted into dining space. Externally, a visitor space directly opposite the home is provided, a single garage is located in a separate block. A communal laundry and lounge can be established in the main building of the complex. To fully appreciate the convenience of the home, as well as its enviable position, we highly recommend internal inspection. EPC RATING E.

Set back from the road behind a tarmac drive providing access to the estate, a block paved drive leads to the home, with a visitor's parking space being located directly adjacent to the property's position; access into the home is given via a glazed timber door into:

ENTRANCE HALL:

Electric radiator, internal doors open to a fitted breakfast kitchen, lounge, two bedrooms and shower room, further door to storage.

FITTED BREAKFAST KITCHEN: 9'7 x 8'0:

Leaded double glazed windows to fore and to rear, matching wall and base units with a variety of integrated units including eye-level cooker, roll edged work surfaces with four ring electric hob having extractor canopy over and a one and a half sink drainer unit, matching upstands and under-lights, electric radiator, glazed door back to entrance hall.

FAMILY LOUNGE: 13'8 x 11'1:

Double glazed leaded patio doors lead to courtyard, further double glazed windows lead to fore, electric stove-effect fireplace set upon a hearth having matching surround, electric radiator, single door opens back to entrance hall, double doors open to:

DINING ROOM / POTENTIAL BEDROOM TWO: 9'10 (into door recess) x 7'10 max / 7'7 min:

Double glazed leaded windows to fore and to side, space for single bed or dining table, electric radiator, double doors back to lounge and recess for door back to entrance hall.

BEDROOM ONE: 13'1 x 10'2 max (into door recess) / 9'2 min:

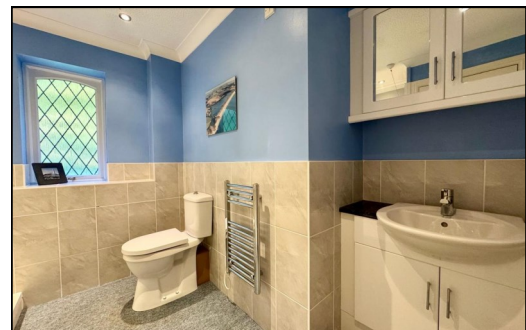
Double glazed leaded windows to rear, built-in wardrobes, space for double bed and complimenting suite, electric radiator, recess for door to entrance hall.

SHOWER ROOM:

Leaded double glazed window to rear, suite comprising step-in shower cubicle with glazed splash screen to side, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door to storage and back to hall.

COURTYARD:

A paved patio leads from sliding doors to lounge, space is provided for garden furniture, a brick-built perimeter housing mature shrubs and bushes is provided, and access to rear lawn.



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.



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

Potential	85 B
Current	52 E

VIEWING:

**COUNCIL TAX BAND:
FIXTURES & FITTINGS:**

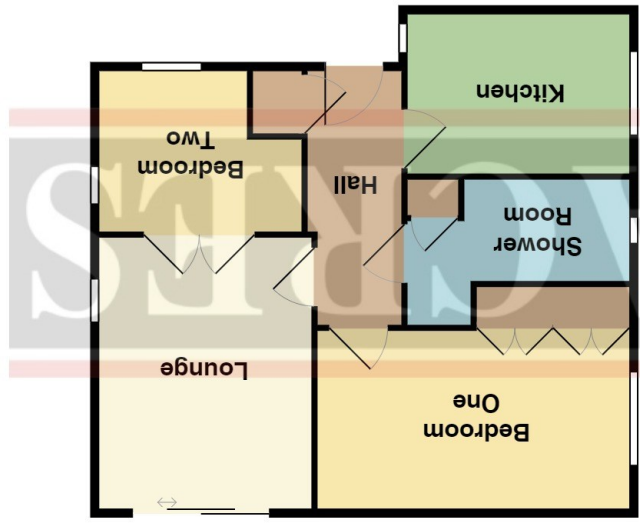
TENURE:

Recommended via Acres on 0121 313 2888

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As per sales details.

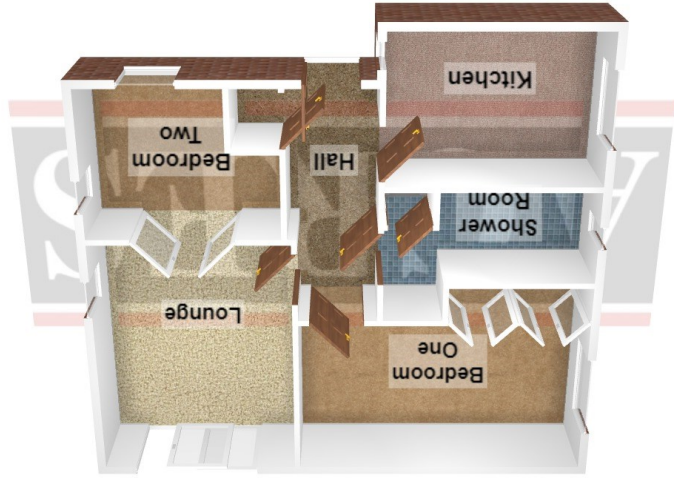
We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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



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