

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Two double bedrooomed, end of terrace home
- \* Fitted wardrobes to both bedrooms
- \* Stylish family bathroom
- \* Considerable lounge having opportunity for dining
- \* Fitted kitchen with integrated appliances
- \* Delightful rear garden & single garage
- \* Lawned fore garden
- \* Vast scope for personalisation & modernisation
- \* Close to a plethora of amenities
- \* No onward chain



***56, STOURTON CLOSE, WALMLEY, B76 2UP ~ Offers in the Region of £245,000***

Located in the heart of Walmley, this charming, two-bedroomed, end of terrace family home presents a fantastic opportunity for first-time buyers, downsizers, and investors alike, finished with no onward chain. Set in a popular and convenient position, the property is within walking distance of local shopping amenities, well-regarded schools, and the picturesque New Hall Spa and Valley. This freehold home offers comfortable living space with tremendous potential for modernisation and redevelopment, providing a blank canvas for those looking to put their own stamp on a property. The layout is perfectly suited for modern family life, with scope to enhance or expand to meet your needs. With its combination of a desirable location, close proximity to essential facilities, and the opportunity to add value through thoughtful improvements, this property represents an ideal investment for a wide range of buyers. Don't miss out on the chance to make this house your home! Benefitting from the provision of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: porch, entrance hall providing access to a fitted kitchen, a glazed door radiates to lounge having the space to position a dining table within. To the first floor are two, generous double bedrooms, both of which boast fitted wardrobes, a family bathroom completes the internal accommodation. Externally, a lawned fore garden together with paving advances to the home, to the rear, block paving progresses to lawn having timber fencing to perimeters. Metal gates located away from the home open to a host of single garages, the property's personal garage being located at the end. To fully appreciate the home on offer and its immense opportunity for personalisation, we highly recommend internal inspection. EPC RATING C.

Set back from the road behind a paved path with lawn to side, access is gained into the accommodation via a PVC double glazed leaded door into:

#### **PORCH:**

Internal door opens to storage, a leaded glazed timber door opens to:

#### **ENTRANCE HALL:**

Glazed door opens to lounge, access is provided to kitchen and door to under stairs storage, radiator, stairs off to first floor.

#### **FITTED KITCHEN: 10'8 x 5'6:**

PVC double glazed window to fore, matching wall and base units with integrated fridge / freezer, oven and dishwasher, roll edged work surfaces with four ring gas hob and extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks and flooring, access back to hall.

#### **FAMILY LOUNGE: 17'1 x 11'5:**

PVC double glazed windows and patio door lead to rear garden, electric pebble-effect fire set upon a granite hearth having matching surround and mantel over, radiators, glazed door back to hall.

#### **STAIRS & LANDING:**

Doors open to two bedrooms and a family bathroom.

#### **BEDROOM ONE: 11'0 x 9'6:**

PVC double glazed window to rear, built-in sliding mirrored wardrobes, radiator, space for double bed and complimenting suite, door back to landing.

#### **BEDROOM TWO: 9'6 x 8'6:**

PVC double glazed window to fore, built-in sliding wardrobes and over stairs storage, space for double bed and complimenting suite, radiator, door back to landing.

#### **FAMILY BATHROOM:**

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

#### **REAR GARDEN:**

Block paving leads from the accommodation and advances to a raised lawned garden area, shrubs and bushes line parts of the property's perimeter with access being given down to the side of the home and to fore, access is gained back into the accommodation via a PVC double glazed door into lounge.

#### **GARAGE: (Please check the suitability for your own vehicle use)**

Up and over garage door to fore, located in a separate block behind metal gates.



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



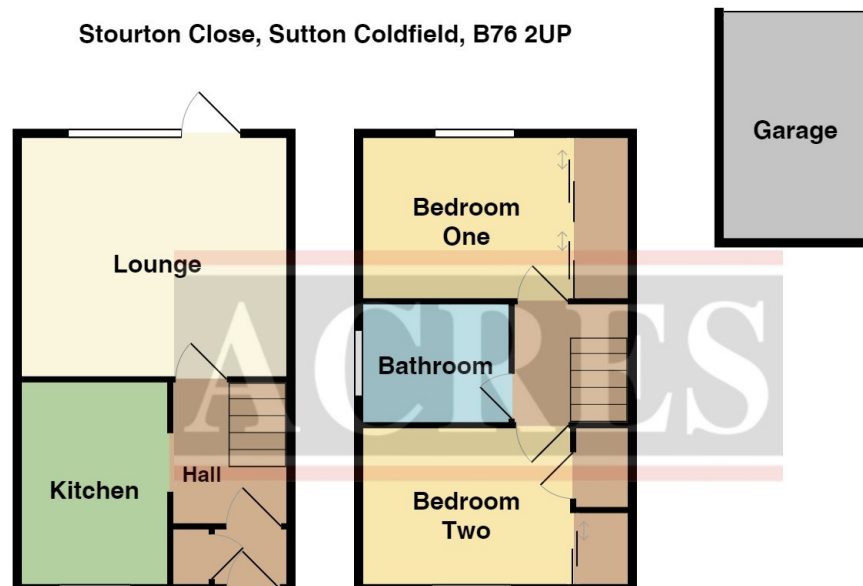
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

**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		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		