

ACRES

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- * Three bedroomed, semi detached family home
- * Well-appointed family shower room
- * Appealing lounge to fore with bay window
- * Attractive rear dining room
- * Fitted kitchen
- * Side, single garage
- * Block paved, shared drive to fore
- * Impressive rear garden with vast potential
- * Opportunity for extension (stpp)
- * Set in a sought-after position



28, ROMILLY CLOSE, B76 2TN ~ Offers around £290,000

This charming three-bedroomed, semi detached, traditionally-built family home is situated on a highly sought-after estate, offering the perfect blend of convenience and potential. Ideally located close to a wide range of local shopping amenities and facilities in Walmley and Sutton Coldfield, this property provides ease of access to excellent transport links, making commuting to wider surrounding towns and city centres simple. The area is well-served by reputable schools catering to all age groups, making it an ideal location for growing families, scatterings of public parks and access to green spaces provides social and exercise opportunities. Additionally, the property offers great potential for extension or conversion, providing the flexibility to expand as your needs grow. With its prime location and endless possibilities, this property is an excellent investment for those seeking a family home with room to develop and make their own. Benefitting from the provision of double glazing (where specified), gas is supplied to the home and offers scope for full gas central heating throughout, internal rooms currently briefly comprise: deep entrance hall, doors open to a family lounge with gas fire and typical bay window to fore, an attractive rear dining room and fitted kitchen completes the ground floor accommodation. To the first floor, three well-proportioned bedrooms are offered, the master again boasting bay window to fore, a family shower room services all bedrooms. Externally a shared, block paved drive leads to the home and a raised garden bed, 50/50 split doors open into a single garage. To the rear, patio together with lawn advances to the perimeter of the home, mature shrubs and bushes line all borders. To fully appreciate the home on offer, its scope for extension (subject to relevant planning permissions) and conversion, we highly recommend internal inspection. EPC RATING F.

Set back from the road behind a block paved drive with gravel garden bed to side, access is gained into the accommodation via PVC double glazed porch doors with windows to side and overhead into:

PORCH: An internal obscure glazed timber door with window to side opens to:

ENTRANCE HALL: Internal doors open to lounge, dining room, fitted kitchen and under stairs storage, electric wall radiator, stairs off to first floor.

FAMILY LOUNGE: 14'5 (into bay) x 11'11 max / 11'6 min: PVC double glazed bay window to fore, gas wall-mounted fire, space for complete lounge suite, door back to entrance hall.

REAR DINING ROOM: 12'3 x 11'5 (into door recess) max / 10'5 min: PVC double glazed window to rear, gas wall-mounted fire, recess for door back to entrance hall.

FITTED KITCHEN: 9'3 x 6'11: PVC double glazed window and obscure glazed door leads to rear garden, matching wall and base units with recesses for fridge / freezer, cooker and washing machine, roll edged work surfaces with sink drainer unit, extractor point available over cooker, tiled splashbacks and flooring, PVC double glazed obscure window to side, door back to entrance hall.

STAIRS & LANDING: PVC double glazed obscure window to side, doors open to three bedrooms and a family shower room.

BEDROOM ONE: 14'11 (into bay) x 11'11 max / 11'0 min: PVC double glazed bay window to fore, space for double bed and complimenting bedroom suite, door back to landing.

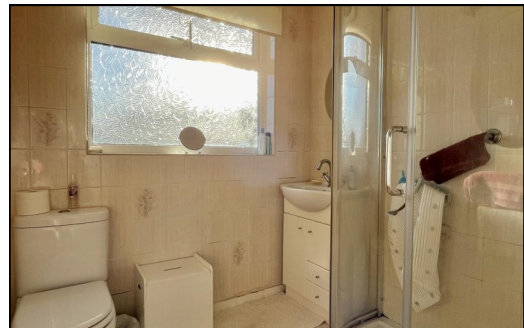
BEDROOM TWO: 12'1 x 10'11: PVC double glazed window to rear, fitted wardrobes with overhead storage, space for double bed and complimenting suite, door back to landing.

BEDROOM THREE: 8'11 x 6'7: PVC double glazed triangular bow window to fore, space for single bed, door back to landing.

FAMILY SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising corner shower cubicle with curved sliding splash screen door, low level WC and vanity wash hand basin, stainless steel radiator, tiled splashbacks, door to storage and back to landing.

REAR GARDEN: A patio advances from the home and delivers access to the rear of the garden which widens to the back, mature shrubs and bushes are scattered throughout the garden with access being gained back into the property via a PVC double glazed obscure door to kitchen, access is also given down to side as well as:

SINGLE GARAGE: 16'9 x 8'3: (Please check the suitability for your own vehicle use) 50:50 split doors open to fore, having glazed inserts over, further glazed windows throughout the garage and a single door opens back to garden.



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)

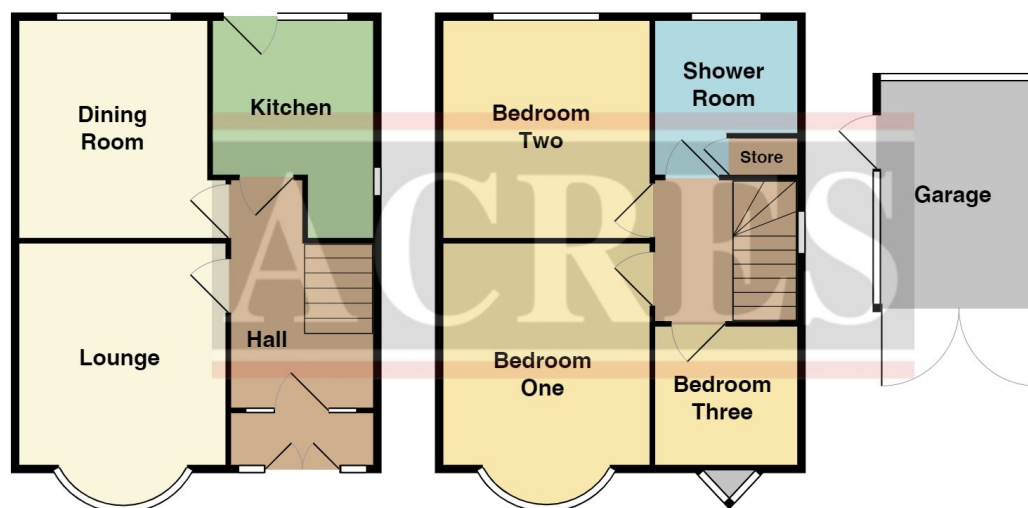
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Romilly Close, Sutton Coldfield, B76 2TN



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		
39-54	E		
21-38	F	29 F	
1-20	G		