

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- \* Three bedroomed, end terraced family home
- \* Set upon a private road in Sutton Coldfield
- \* En-suite shower room to master bedroom
- \* Impressive family bathroom
- \* Fitted breakfast kitchen through dining space
- \* Superb rear lounge with patio doors
- \* Deep entrance hall & guest cloakroom/WC
- \* Block paved drive to fore
- \* Delightful rear garden with mature shrubs & bushes
- \* Envious position of Walmley, close to schooling



***16 THIMBLE DRIVE, WALMLEY, B76 2TL ~ Asking Price £320,000***

Beautifully positioned upon a private road in Walmley, this delightfully presented and well maintained, freehold, end terraced family home offers cosy yet deceptively spacious living proportions together with modern & contemporary design. Set just off the Walmley Road, access to local amenities are a breeze with Walmley high street boasting an array of cafes, beauticians and eateries. Further comprehensive shopping can be sought by car in Minworth, Wylde Green and Sutton Coldfield, all of which are also accessible via one of the many, readily available bus services on the main road. A selection of highly sought-after educational opportunities service the local area, New Hall Valley, New Hall hotel & spa, as well as a plethora of public parks all complete local options. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), the attractive home offers potential for personalisation with internal rooms currently briefly comprising: Deep and welcoming entrance hall, doors lead to a fitted breakfast kitchen having space for dining, a guest cloakroom/WC and superb, rear lounge with patio doors to garden. To the first floor, three well proportioned bedrooms are offered with the master and second benefitting from built-in wardrobes and an en-suite shower room provided to the master. All rooms are served by an appealing family bathroom. Externally, a block paved drive is offered to the front of the accommodation, to the rear, a well stocked garden has mature shrubs and bushes lining the perimeter and is presented together with patio. To fully appreciate the accommodation on offer, its striking presentation and magnificent position, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind tarmac private drive giving access to a limited development, a block paved drive, suitable for two vehicles is provided, access into the property is via a glazed door into:

**ENTRANCE HALL:** Doors open to a considerable rear family lounge, guest cloakroom / WC, fitted breakfast kitchen through dining space, door to under stairs storage and stairs off to first floor, radiator.

**FAMILY LOUNGE: 16'4 x 15'2:** PVC double glazed windows to rear having patio doors opening onto rear patio, gas coal-effect fire set on a granite hearth having matching surround and period-style mantle over, radiator, door back to hall.

**FITTED BREAKFAST KITCHEN THROUGH DINING SPACE: 17'2 x 9'3:** PVC double glazed window to fore, matching Shaker-style wall and base units with integrated fridge / freezer, washing machine and dishwasher, oven with microwave over, roll edged work surfaces having four ring gas hob and extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks, radiator, space for dining table, door back to hall.

**GUEST CLOAKROOM / W.C:** PVC double glazed obscure window to fore, suite comprising low level WC, corner floating wash hand basin, tiled splashbacks, radiator, door back to hall.

**STAIRS & LANDING:** Doors radiate to three bedrooms, two airing cupboards, loft ladder gives access to partially boarded loft.

**BEDROOM ONE: 14'0 x 12'0:** PVC double glazed window to rear, radiator, built-in wardrobe, door to landing and door to:

**ENSUITE SHOWER ROOM:** Suite comprising step-in shower cubicle having sliding glazed doors and splash screens to side, low level WC, pedestal wash hand basin, radiator, tiled splashbacks, door back to bedroom.

**BEDROOM TWO: 11'3 x 7'7 (max):** PVC double glazed window to rear, built-in wardrobe, radiator, door to landing.

**BEDROOM THREE: 9'0 (into door recess) x 8'5 (max) / 7'2 (min):** PVC double glazed windows to fore, radiator, door to landing.

**FAMILY BATHROOM:** Suite comprising bath with half-folding glazed splash screen to side, pedestal wash hand basin and low level WC, tiled splashbacks, radiator, door back to landing.

**REAR GARDEN:** Paved patio leads from lounge, artificial lawn is provided with mature shrubs and bushes lining the perimeter, and privatising the accommodation.



**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

**VIEWING:**

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

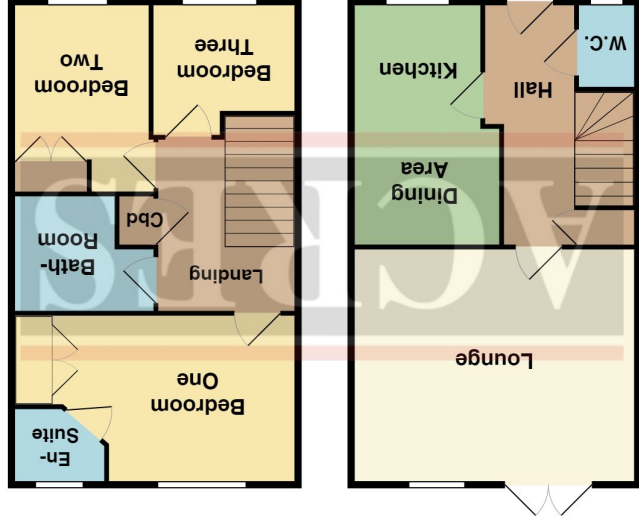
**TENURE:**

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.



Thimble Drive, Sutton Coldfield, B76 2TL