

# ACRES

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



- Extended, three bedroomed semi detached home
- Delightful bathroom & separate W.C.
- Extended & attractive family lounge
- Impressive dining room with bay window
- Extended fitted breakfast kitchen
- Converted garage/store leading to utility
- Guest cloakroom/W.C. & understairs store
- Multivehicular block paved drive to fore
- Attractive rear garden with a variety of lawned areas
- No onward chain



***63 ROSSLYN ROAD, WALMLEY, B76 1HF ~ Offers in the region of £340,000***



This delightfully presented, extended, three-bedroomed semi-detached family home is situated in a highly desirable location within Walmley, nestled on a popular estate. Offering vast potential for redevelopment and further extension (subject to planning permissions), this property presents a unique opportunity for prospective buyers. Just a short walk from local shopping amenities and facilities, the home benefits from convenient access to Eachelhurst Road, where regular bus services provide easy of commute to surrounding towns and city centres. Additionally, well-regarded schools are located nearby, making this an ideal choice for families. Benefitting from the provision of gas central heating and pvc double glazing (both where specified), the homes proportions are deceptive from its initial exterior aspect, with internal rooms briefly comprising: porch, large entrance hall with doors opening to an extended breakfast kitchen, considerable lounge with dining room off, guest cloakroom/w.c. and under stairs storage. A side garage and utility are obtainable off the kitchen. To the first floor, return stairs advance to three well proportioned bedrooms, the master and second offering fitted wardrobes, a family bathroom with separate w.c. services all rooms. Externally, a multivehicular block paved drive leads to the home with lawn to side, to the rear, patio advances from the property, a variety of lawn, pond, and mature shrubbed borders line the perimeter. To fully appreciate the home on offer and its no onward chain, we highly recommend internal inspection. COUNCIL TAX BAND C.

Set back from the road behind a multi vehicular block paved drive with lawn to side providing mature shrubs and bushes, access is gained into the accommodation via a Pvc double glazed leaded obscure and stained glass door with windows to side into:

**ENCLOSED PORCH:** With shelving to side obscured glazed timber door opening to:

**ENTRANCE HALL:** Internal doors open to a guest cloakroom/w.c., extended family lounge and understairs storage, glazed door to fitted breakfast kitchen, radiator, stairs off to first floor, obscure window leads to garage.

**GUEST CLOAKROOM/W.C.:** Having obscured glazed windows to garage, suite comprising of low level w.c. and floating wash hand basin, tiled splash backs, door back to entrance hall.

**FAMILY LOUNGE: 18'05" X 13'05":** Pvc double glazed windows to rear and further windows looking to breakfast area of kitchen, gas living flame coal effect fire set upon a matching hearth and mantle, radiators, space for sofa suite, shelving to recessed alcoves, door back to entrance hall and access is provided to:

**DINING ROOM: 12'11" X 9'11":** Pvc double glazed bay window to fore, radiator, space for dining table, access given back to lounge.

**FITTED BREAKFAST/ KITCHEN: 17'05" X 8'04":** Pvc double glazed windows to rear, obscure glazed windows to utility, clear glazed windows back to lounge, matching wall and base units with a variety of cupboards, drawers and glazed eye level units, recess for free standing cooker, roll edged work surfaces and tiled work surfaces with matching splash backs, space for breakfast table, radiator, obscure door opens back to entrance hall, door to storage, obscure door opens to garage/store and utility.

**UTILITY: 14'08" X 7'01":** Pvc double glazed window and door to rear garden, obscure windows to fitted breakfast kitchen, space for washing machine and freestanding fridge/freezer, variety of base units with work surfaces over, Belfast sink, glazed windows with door to side opens back to:

**GARAGE/STORE: 17'08" X 7'02":** Pvc double glazed obscure leaded windows and door to fore, obscure windows to guest cloakroom/w.c. and pantry, further obscure door opens back to fitted breakfast kitchen.

**STAIRS/FIRST FLOOR LANDING:** Pvc double glazed obscure window to fore, return stairs lead to three bedrooms, family bathroom and separate w.c..

**BEDROOM ONE: 12'02" X 11'01":** Pvc double glazed windows to rear, fitted wardrobes with overhead storage and centre recess for bed, radiator, door back to landing.

**BEDROOM TWO: 13'09" X 9'11":** Pvc double glazed bay window to fore, radiator, space for double bed and complementing suite, fitted wardrobes with overhead storage and centre dressing area, door back to landing.

**BEDROOM THREE: 10'03" X 7'02":** Pvc double glazed window to rear, fitted shelving unit, radiator, space for bed and door back to landing.

**FAMILY BATHROOM:** Pvc double glazed obscure window to fore, suite comprising of bath, pedestal wash hand basin and step in shower cubicle, tiled splash backs, radiator, door back to landing.

**FIRST FLOOR W.C.:** Pvc double glazed obscure window to side, suite comprising of low level w.c. and door back to landing.

**REAR GARDEN:** Paved patio advances from the accommodation to lawn, mature shrubs and bushes line the perimeter and privatise the accommodation, a feature garden pond is provided with access being gained back into the accommodation via a Pvc double glazed door to utility.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





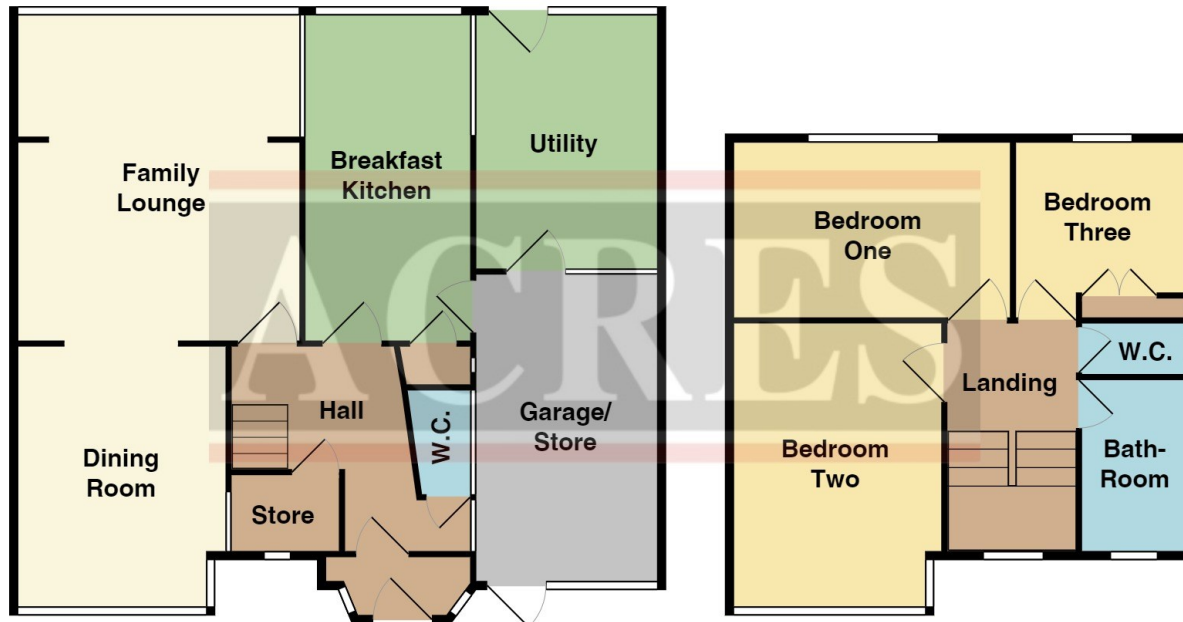
Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any 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

**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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		