

ACRES

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



- * Delightful, two bedroomed mid terraced home
- * Well-appointed family bathroom
- * Spacious & attractive family lounge
- * Impressive fitted breakfast kitchen
- * Guest cloakroom/WC
- * Appealing rear garden
- * Parking to fore
- * Set close to local amenities
- * Excellent position close to New Hall Valley
- * Purchaser fee of 1% + VAT



8, NEW SHIPTON CLOSE, WALMLEY, B76 1TR ~ Offers around £262,500

Located within walking distance to the charming Walmley Village and the scenic New Hall Valley, this two-bedroomed, mid-terraced and freehold home presents an excellent opportunity for those seeking a property with potential for modernisation and development, perfectly positioned for ease of access to well-regarded schools and local shopping amenities. The home also enjoys proximity to more extensive retail and leisure facilities in Minworth, Sutton Coldfield, and Wylde Green. For commuters, readily-available bus services ensure smooth connections to surrounding areas, making this an ideal choice for anyone looking to balance suburban living with convenience. Whether as a first home, family residence, or investment, this home promises a fulfilling lifestyle in a highly desirable area. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), a buyers fee is applied to the property of 1%+ VAT, payable upon completion of sale; internal rooms currently briefly comprise: entrance hall, guest cloakroom/WC, spacious family lounge with under-stairs storage, access is provided into a fitted breakfast kitchen allowing for dining. To the first floor, two well-proportioned and double bedrooms are provided, both of which boast built-in wardrobes, a family bathroom completes the internal accommodation. Externally, a tarmac drive is provided to fore, into the back garden and a patio advances from kitchen patio doors, a timber shed together with gate leads to a shared rear access. To fully appreciate the home on offer, we highly recommend internal inspection. EPC RATING D.

Set back from the road behind a tarmac drive, an obscure glazed door opens into:

ENTRANCE HALL:

Doors open to a guest cloakroom / WC and family lounge, stairs off to first floor, radiator.

GUEST CLOAKROOM / WC:

PVC double glazed obscure window to fore, suite comprising corner wash hand basin and low level WC, tiled splashbacks, door back to hall.

FAMILY LOUNGE: 12'11 x 12'1:

PVC double glazed window to fore, gas coal-effect fire set on a granite hearth having matching surround and period mantel over, space for complete lounge suite, doors give access to under-stairs storage and back to entrance hall, access is also provided into:

FITTED BREAKFAST KITCHEN: 15'5 x 8'2:

PVC double glazed patio doors and windows to rear garden, matching wall and base units with a variety of drawers and cupboards, recesses for washing machine, dryer, free-standing fridge / freezer, cooker and grill / microwave, roll edged work surface with sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks, space for breakfast table, radiator, access is given back to family lounge.

STAIRS & LANDING:

Doors open to two bedrooms and a family bathroom.

BEDROOM ONE: 13'9 x 12'4 max / 9'0 min:

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

BEDROOM TWO: 10'5 x 8'9:

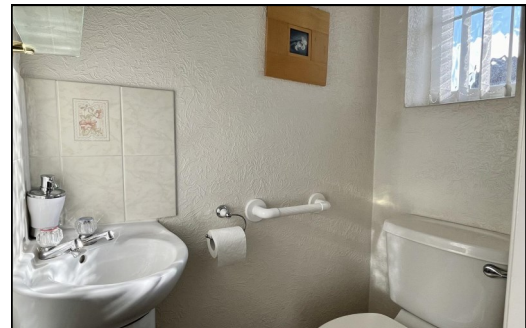
PVC double glazed windows to rear, space for double bed and complimenting bedroom suite, built-in wardrobes, radiator, door back to landing.

FAMILY BATHROOM:

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

REAR GARDEN:

A paved patio advances from the accommodation and leads to an ornamental gravel garden piece, a timber shed is located behind trellis providing screening, a timber gate opens to rear shared access.



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)

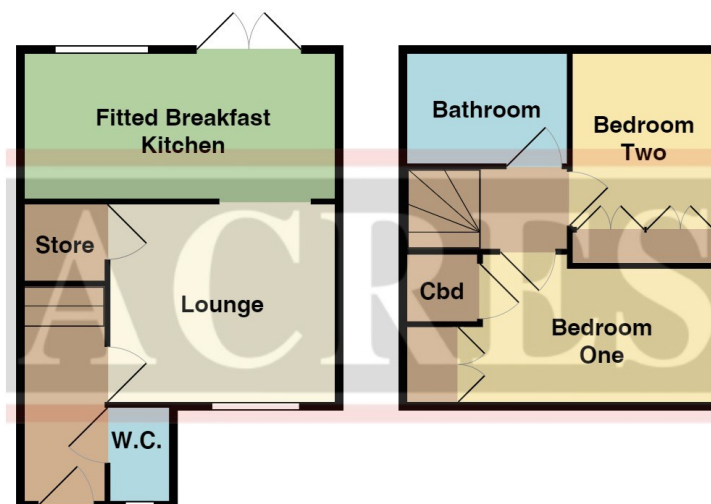
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



New Shipton Close, Sutton Coldfield, B76 1TR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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