

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Beautifully composed, three bedroomed detached
- Master bedroom with en-suite shower room
- Well appointed family bathroom
- Spacious lounge having dining space
- Impressive fitted breakfast kitchen
- Ideal guest cloakroom/w.c. and storage
- Multivehicular, side tarmac drive
- Lawned rear garden with timber decking
- Delightful position close to vast amenities
- Immense scope for personalisation



***6, EBROOK WAY, WALMLEY, B76 2BU ~ Offers in the region of £375,000***

Nestled in a secluded location away from the main road, this charming, three-bedroomed and detached family home offers an inviting blend of comfort, style, and convenience in the sought-after area of Walmley. Positioned on a generous freehold plot, the home is presented in turnkey condition, providing an excellent opportunity for families looking to move straight in while also allowing scope for future personalisation and redevelopment to suit individual tastes. Prospective purchasers will appreciate the convenience of being close to Walmley high street and its vast local amenities, including shops, cafes, and essential services, all within a short distance. For families, the area boasts excellent educational opportunities with reputable schools nearby that cater to all age groups, additionally, transport links are readily available with frequent bus services providing easy access to surrounding towns and city centre locations, making commuting stress-free. Benefitting from the provision of gas central heating and pvc double glazing (both where specified), internal rooms currently briefly comprise: deep entrance hall, attractive fitted breakfast kitchen with space for table and integrated units, large family lounge also having space for dining, a guest cloakroom/w.c. and understairs storage complete the ground floor. To the first, three well proportioned bedrooms and provided with the master including an en-suite shower room and fitted, sliding mirrored wardrobes, further fitted wardrobes are available in bedroom two, a family bathroom services all bedrooms. Externally, a paved path leads to the home and separates mature shrubs and bushes, a side, multivehicular tarmac drive is provided. To the rear, patio radiates from the home and leads to beautifully manicured lawn, timber fence lined perimeters with a raised decking and entertaining space at the back corner finishes the home. To fully appreciate the property on offer and its scope for customisation, we highly recommend internal inspection. Council Tax Band E, EPC rating B.

Set back from the road behind a paved path with mature shrubs, bushes and double tarmacked drive to side, access is gained into the accommodation via an obscure double glazed door into;

**ENTRANCE HALL:** Internal doors open to family lounge/dining area, guest cloakroom/W.C., fitted breakfast kitchen and understairs storage, radiator, stairs off to first floor.

**FITTED BREAKFAST KITCHEN: 12'06" X 11'02"MAX:** Pvc double glazed window to fore, matching wall and base units, integrated dishwasher, washing machine, oven and grill over, recess for freestanding fridge/freezer, rolled edged work surfaces with four ring gas hob and extractor canopy over, one and a half bowl stainless steel sink drainer unit with matching upstands, tiled flooring, radiator, space for breakfast table, door back to hall.

**GUEST CLOAKROOM / W.C.:** Suite comprising low level W.C., hand pedestal wash basin, radiator, tiled splash backs, door back to hall.

**FAMILY LOUNGE/DINING AREA: 17'05" X 12'01":** Pvc double glazed patio door and windows to side lead out to rear, radiator, space for complete lounge suite and potential area for dining table, door opens back to hall.

**STAIRS & LANDING:** Doors open to three well proportioned bedrooms, and a family bathroom, radiator.

**BEDROOM ONE: 11'07" X 11'03":** Pvc double glazed window to fore, space for double bed and complimenting bedroom suite, built in sliding mirrored wardrobe, radiator, door to landing and into:

**ENSUITE SHOWER ROOM:** Pvc double glazed obscure window to fore, suite comprising corner shower cubicle with glazed splash screen to side and bifolding door to fore, low level W.C. and pedestal wash hand basin, ladder style radiator, tiled splash backs, door back to bedroom.

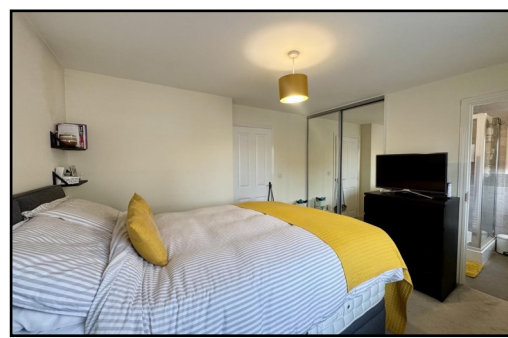
**BEDROOM TWO: 10'07" X 10'06":** Pvc double glazed windows to rear, space for double bed a complementing suite, fitted sliding mirrored wardrobes, radiator, door back to landing.

**BEDROOM THREE: 12'01" X 10'07" MAX 6'06" MIN:** Pvc double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

**FAMILY BATHROOM:** Suite comprising of bath, pedestal wash hand basin and low level W.C., ladder style radiator, tiled splash backs, door back to landing.

**REAR GARDEN:** Patio advances from the accommodation and leads to well manicured lawn, brick built BBQ space is provided to side, timber fencing lines the perimeters and leads to raised timber decking, access is provided to both sides of the accommodation via timber gates, access back into the home via Pvc double glazed patio doors into family lounge/dining area.





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TENURE:

COUNCIL TAX BAND:

FIXTURES & FITTINGS:

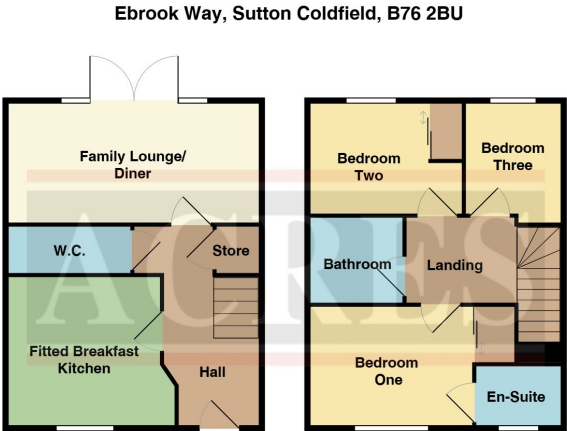
VIEWING:

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)

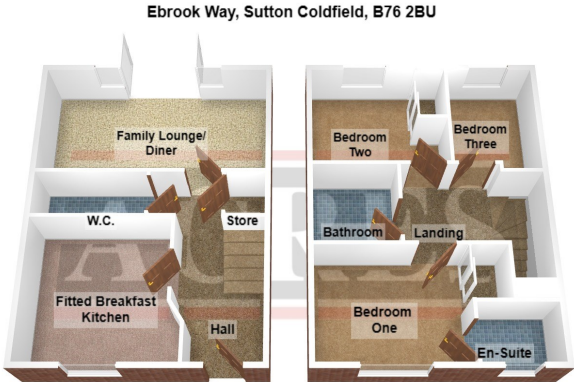
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As per sales details.

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.



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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		