

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Detached and extended family home
- Three double bedrooms
- Fully comprehensive bathroom
- Impressive lounge with large window
- Appealing fitted breakfast kitchen
- Attractive dining room with family room to side
- Convenient guest cloakroom/WC
- Multivehicular drive and single garage
- Expansive rear garden with shrubs to perimeter
- Excellent, sizeable yet secluded plot



ALDER CLOSE, WALMLEY, B76 1LW - OFFERS IN THE REGION OF £410,000

Nestled within a substantial and secluded plot in the sought-after area of Walmley, just off the ever-popular Penns Lane, this three double-bedroomed, freehold family home offers vast potential for further development and conversion (subject to planning permission). The delightful home presents an excellent opportunity to create something very special in an enviable location. Ideally positioned within walking distance of Walmley's local shopping amenities and facilities, this home also benefits from excellent transport links. Convenient bus services along the busy Eachelhurst Road provide effortless commutes to nearby areas, including Minworth, Sutton Coldfield, Wylde Green, and Birmingham city centre. Families will appreciate the proximity of well-regarded local schools, making this property particularly appealing for those with children. Additionally, vast green spaces and recreational areas lie just a stone's throw from the property, offering an idyllic balance of tranquillity and practicality. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: porch, deep entrance hall, spacious fitted breakfast kitchen leading to a rear dining room, double doors open into a cosy and appealing family lounge, a further rear family room advances to utility, offering guest cloakroom /WC. To the first floor, three sizeable bedrooms are offered, the master and third being accompanied by fitted wardrobes, all rooms are serviced by a fully comprehensive family bathroom. Externally, a multivehicular tarmac drive leads to the home, a single garage is offered to fore, to the rear, lawn together with vast shrubbery is provided and privatises the home's perimeter. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating TBC.

Set back from the road behind a multi vehicular tarmac drive with lawn to side, access is given into the accommodation via a PVC double glazed door with windows to side into:

PORCH:
Tiled flooring, an internal glazed door opens into:

ENTRANCE HALL:
Doors lead to kitchen and lounge, stairs off to first floor, radiator.

FAMILY LOUNGE: 13'9 x 11'8:
PVC double glazed window to fore, gas fire set upon a granite hearth having matching surround and period-style mantel over, doors open back to entrance hall, glazed double doors open to:

DINING ROOM: 11'9 x 9'9:
PVC double glazed patio doors open to rear garden, radiator, space for dining table and chairs, doors to kitchen and to:

FAMILY ROOM / PLAY ROOM: 12'0 x 10'7:
PVC double glazed patio doors lead to rear garden, radiator, space for lounge suite with a variety of further uses, door back to dining room and door opens to:

UTILITY: 12'0 x 7'0 max:
PVC double glazed windows to fore, a variety of wall and base units with recesses for washing machine, dryer and free-standing freezer, stainless steel sink drainer unit, roll edged work surfaces, tiled splashbacks and flooring, radiator, door to family room / play room and guest cloakroom / WC, PVC double glazed obscure door opens to side.

GUEST CLOAKROOM / WC:
PVC double glazed obscure window to fore, suite comprising low level WC, tiled splashbacks and flooring, door back to utility.

FITTED BREAKFAST KITCHEN: 12'7 x 9'9:
PVC double glazed windows to rear, matching wall and base units with recesses for dishwasher, free-standing cooker and fridge, edged work surfaces with stainless steel sink drainer unit, tiled splashbacks, doors to dining room, entrance hall and pantry, PVC double glazed obscure door opens to side, radiator.

STAIRS & LANDING:
PVC double glazed obscure window to side, doors open to three well-proportioned and double bedrooms, fully comprehensive bathroom and airing cupboard.

BEDROOM ONE: 13'9 x 12'9:
PVC double glazed window to fore, fitted wardrobes together with matching bedside tables and dressing area, recess to centre for double bed, radiator, door back to landing.

BEDROOM TWO: 12'9 x 10'1:
PVC double glazed window to rear, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM THREE: 11'9 x 10'9:
PVC double glazed window to fore, fitted sliding mirrored wardrobes, radiator, space for double bed and complimenting suite, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM:
PVC double glazed obscure window to rear, suite comprising bath, step-in shower cubicle with bi-folding door to fore, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door to landing and further PVC double glazed obscure window is provided to side.

REAR GARDEN:
Paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line the property's perimeter and privatise the accommodation with access being given back into the home via PVC double glazed patio doors to family room / play room and dining room, PVC double glazed obscure doors to utility and to kitchen.

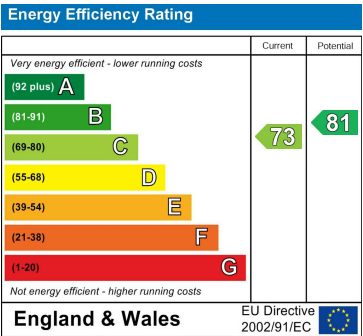
GARAGE: 16'7 x 7'8: (please check suitability for your own vehicle use):
Up and over garage door to fore.



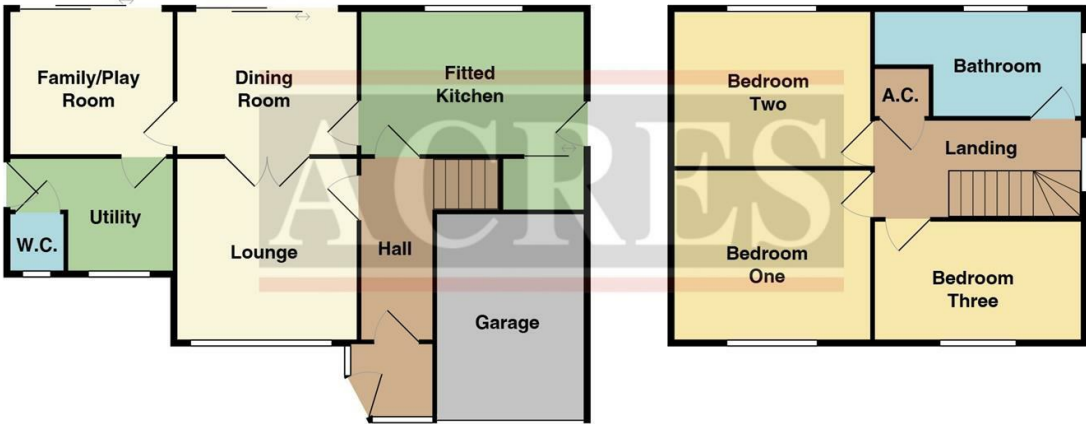
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 313 2888



Alder Close, Sutton Coldfield, B76 1LW



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

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.

