

ACRES

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



- Superbly presented & extended, end terrace home
- Three beautifully-presented bedrooms
- Master boasting en-suite and bathroom
- Impressive shower room
- Considerable lounge through dining room
- Delightful rear extension
- Appealing fitted kitchen with guest WC
- Spacious single garage
- Multivehicular drive to fore
- Generous rear garden with outbuilding



HATHERDEN DRIVE, WALMLEY, B76 2RB - OFFERS IN THE REGION OF £410,000

This superbly renovated and beautifully presented three-bedroomed, freehold, end-of-terrace family home offers exceptional living space, having undergone impressive conversions and extensions. Perfectly designed for modern family life, the property boasts a spacious and versatile layout, finished to an impeccable standard throughout. Situated in a sought-after and popular residential estate, the home enjoys a prime location within walking distance of well-regarded local schools, making it ideal for families. A short stroll leads to the vibrant high street of Walmley, renowned for its vast array of shopping facilities, amenities, and services. For those needing to commute, readily available bus routes provide convenient access to major roads and comprehensive shopping destinations further afield. This delightful home combines contemporary living with practicality and location, offering an outstanding opportunity for buyers seeking style, space, and convenience in a desirable setting. Boasting the provisions of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: entrance hall set behind a composite front door, a glazed door opens into a considerable lounge, varying uses are provided here thanks to its stylish open-plan layout, yet space is available for a complete lounge suite and dining set, together with media unit, both rooms lead directly to the extension, which again allows for variable uses. Off the lounge, a glazed door opens into a fantastic, fitted kitchen, a guest cloakroom/WC is accessed directly from the kitchen. To the first floor, three generously proportioned bedrooms are obtained, the master boasting walk-in wardrobe-style area and advances to an en-suite bathroom. All further bedrooms are serviced by a delightful shower room. Externally, a multivehicular drive leads to the home and into a deceptively large single garage. To the rear, a landscaped garden is provided, paving, timber decking and artificial turf ensure low maintenance for all, a purpose-built out-house flaunts air conditioning and electrical access. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a multi vehicular block paved drive with a garden area to side housing well-pruned bushes, access is given into the accommodation via a PVC composite double glazed and obscured door into:

ENTRANCE HALL:

Renewed flooring, radiator, stairs off to first floor and a glazed door opens to:

CONSIDERABLE LOUNGE THROUGH DINING AREA: 22'08 x 14'06 max / 8'11 x 7'06 min:

PVC double glazed window to fore, radiator, media unit incorporating an electrical wall-mounted living-flame fire with TV recess over, glazed doors open to hall and to fitted kitchen, solid door to under stairs storage, space is provided for both a lounge suite and a complete dining suite, access is also provided into a rear family room.

REAR FAMILY ROOM: 12'07 x 12'04:

PVC double glazed bi-folding doors with windows to rear, a roof sky lantern is provided, radiator, space for a further dining set or lounge set but boasting a variety of uses, a PVC double glazed window looks into kitchen and access is provided back into a considerable lounge through dining area.

KITCHEN: 11'07 x 7'11 max / 5'04 min:

PVC double glazed window to conservatory and door leading to garden, matching high-gloss wall and base units having under-lights, with integrated oven, microwave and slimline dishwasher, edged work surfaces with sink unit and four ring gas hob having extractor canopy over, tiled splashbacks and flooring, radiator, glazed door to lounge, solid doors to garage and:

GUEST CLOAKROOM / WC:

PVC double glazed obscure window to rear, suite comprising low level WC and corner vanity wash hand basin, tiled splashbacks and flooring, radiator, door back to kitchen.

STAIRS & LANDING:

Doors open to three well-proportioned bedrooms, a superb family shower room and airing cupboard.

BEDROOM ONE: 10'09 x 9'11:

PVC double glazed box bow window to fore, space for double bed, radiator, door to landing, a walk-in area is provided to fitted sliding mirrored wardrobes, a further door opens to:

ENSUITE BATHROOM:

PVC double glazed obscure window to fore, suite comprising bath and vanity wash hand basin, radiator, tiled splashbacks and flooring, door back to bedroom.

BEDROOM TWO: 9'05 x 7'11:

PVC double glazed window to rear, radiator, space for double bed, door back to landing.

BEDROOM THREE: 9'08 x 6'05:

PVC double glazed window to rear, built-in wardrobe, radiator, door back to landing.

SUPERB FAMILY SHOWER ROOM:

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

REAR GARDEN:

Varying elements are provided including timber decking, paving, gravel and artificial turf, raised garden beds privatise the property's perimeter with access being given into an outside garden room.

GARDEN ROOM: 15'0 x 9'01:

PVC double glazed French doors and windows open to rear garden, air conditioning is provided within as well as electrical outlets.

SINGLE GARAGE: 16'06 x 8'01: (please check suitability for your own vehicle use):

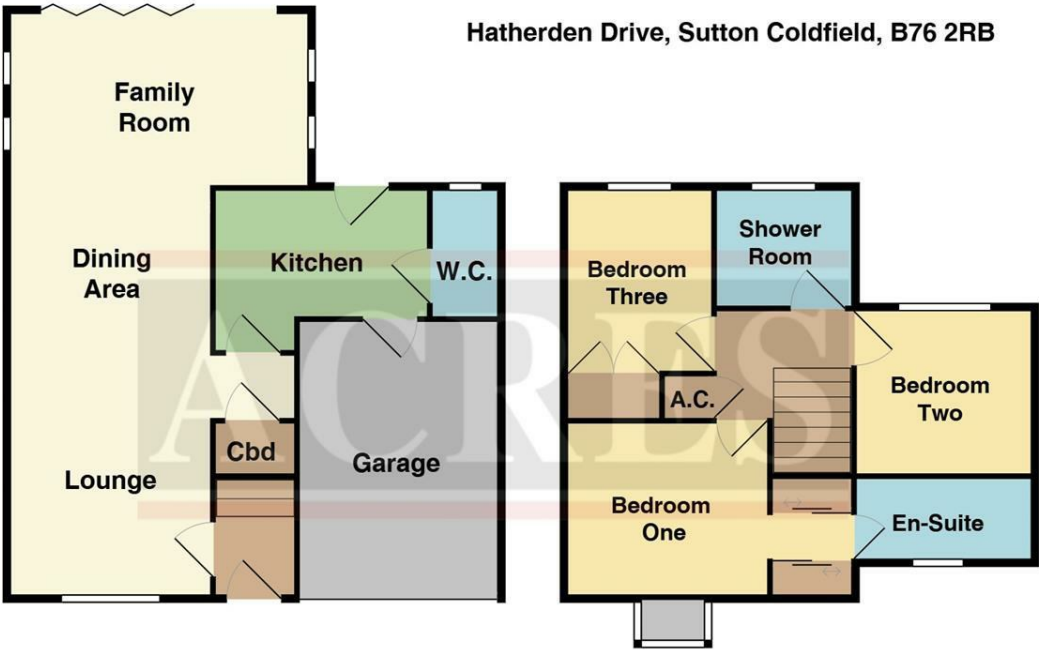
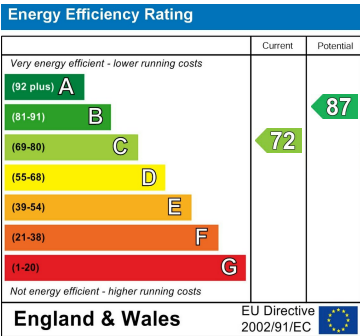
Up and over electric door to fore, base units with work surface over having recesses to side for washing machine and dryer, space is also provided for a free-standing fridge / freezer, door opens into kitchen.



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 : D

VIEWING: Highly 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.

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.