

ACRES

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

- Four bedroomed, semi detached family home
- Fully comprehensive family bathroom
- Attractive family lounge
- Appealing dining room
- Rear kitchen space with utility
- Side games room/office
- Guest cloakroom/WC and AC
- Substantial front drive
- Considerable rear garden
- Scope for personalisation



PENNS LANE, SUTTON COLDFIELD, B76 1LQ - PRICE GUIDE £450,000

Situated on the sought-after Penns Lane, connecting the vibrant towns of Wylde Green and Walmley, this four-bedroomed, extended and converted semi-detached family home offers an exciting opportunity to tailor its interior to your own tastes. The freehold home seamlessly combines a desirable location with the potential for personalisation, as ongoing modernising and enhancement of its original structure provides the perfect foundation for creating a dream home. Families will appreciate the excellent selection of well-regarded schools catering to all ages in the local area. For commuters, the property benefits from vast transport links via the nearby Eachelhurst Road and readily available bus services, ensuring convenient access to surrounding towns and Birmingham City Centre. Daily shopping essentials are within easy reach in Walmley, while the home's location also provides access to a broader range of amenities and leisure options in Sutton Coldfield. Boasting the provisions of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: deep entrance hall, family lounge, dining room through kitchen, a utility and guest cloakroom/WC are found immediately off, a side, considerable study space through games room completes the ground floor accommodation. To the first floor, three good-sized bedrooms are provided, the master having bay window to fore, a fully comprehensive family bathroom serves all bedrooms. Secondary stairs lead from the first floor landing and to a fourth, loft bedroom. Externally, a multivehicular gravel drive advances to the home, to the rear, patio and a substantial lawned space provide scope for summer entertainment and dining. To fully appreciate the considerable home on offer and opportunity for customisation, we highly recommend internal inspection. EPC C.

Set back from the road behind a multi vehicular gravelled drive with timber-lined borders and raised garden bed, a paved patio leads into the home via a PVC double glazed obscure door with windows to side, into:

DEEP ENTRANCE HALL: 15'5 x 7'8:

Internal doors open to a family lounge, rear dining room, under stairs storage and games room, stairs off to first floor, radiator.

FAMILY LOUNGE: 15'3 (into bay) x 12'4 max / 11'9 min:

PVC double glazed bay window to fore, gas coal-effect fire having matching hearth and surround, radiator, door back to entrance hall.

REAR DINING ROOM: 12'4 x 11'1:

Space for dining table and complete dining set, radiator, door back to entrance hall and access is provided into:

REAR FAMILY KITCHEN: 18'6 x 10'5:

PVC double glazed French doors with windows to side open to rear garden, radiator, access is provided back to dining room and to study space, internal door opens to:

UTILITY: 7'4 x 5'7:

Matching wall and base units with recesses for washing machine and dryer, roll edged work surfaces with tiled splashbacks and integrated stainless steel sink drainer unit, radiator, door back to kitchen and door to:

GUEST CLOAKROOM / WC:

Corner vanity wash hand basin and WC, door back to utility.

GAMES ROOM THROUGH STUDY SPACE: 30'3 x 11'3 max / 7'8 min:

PVC double glazed French doors to rear and to fore, radiators, access is provided to kitchen, internal doors open to entrance hall and to airing cupboard housing boiler and separate water tank, space for storage.

STAIRS & LANDING:

PVC double glazed obscure window to side, internal doors open to three bedrooms and a fully comprehensive family bathroom, stairs lead to loft bedroom.

BEDROOM ONE: 15'3 (into bay) x 12'5 max / 11'8 min:

PVC double glazed bay window to fore, radiators, space for double bed and complimenting suite, door back to landing.

BEDROOM THREE: 12'5 x 11'1:

PVC double glazed windows to rear, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM FOUR: 7'9 x 7'7:

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

FULLY COMPREHENSIVE FAMILY BATHROOM:

Suite comprising shower cubicle with glazed splash screen door to fore, low level WC, vanity wash hand basin and fitted bath, tiled splashbacks, ladder style radiator, door back to landing.

STAIRS & LANDING TO LOFT SPACE:

PVC double glazed obscure window to side, stairs radiate to loft and:

BEDROOM TWO: 17'2 x 12'9:

PVC double glazed windows to rear, radiators, door to eaves storage, space for double bed and complimenting suite, door back to stairs.

REAR GARDEN:

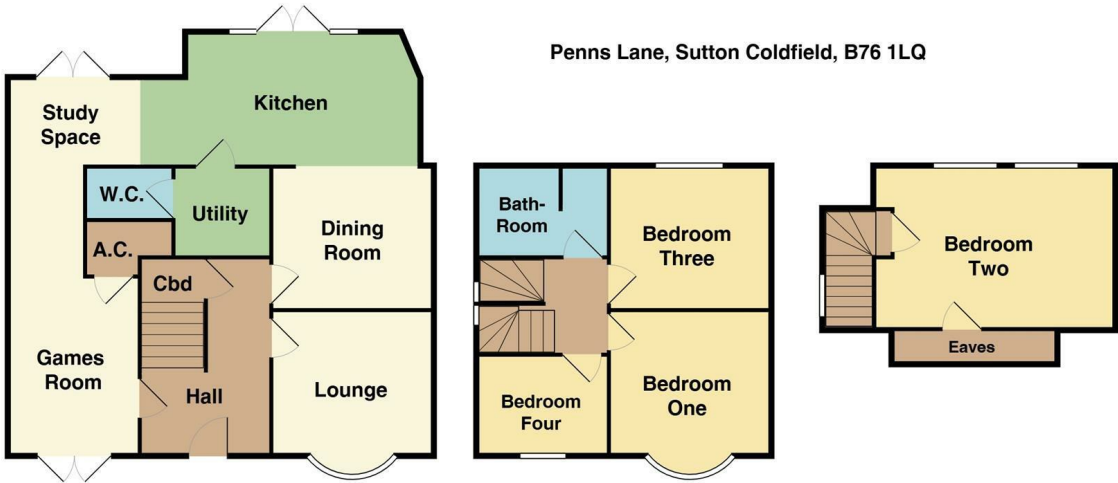
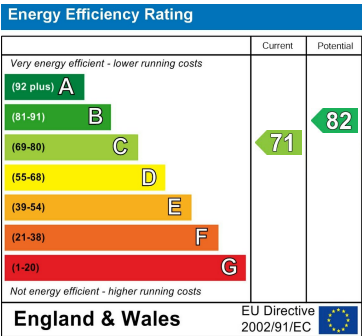
A paved patio advances from the accommodation and leads to lawn, timber fencing lines the perimeters with access being given back into the accommodation via PVC double glazed French doors to study space / games room and kitchen.



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.