

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \*\*\* AVAILABLE VIA MODERN METHOD OF AUCTION \*\*\*
- Considerable, 6 bedrooomed family home\*
- En-suite and separate shower room
- Considerable family lounge & dining room
- Office/study & family room
- Kitchen into breakfast area
- Side utility and entrance
- Impressive front drive behind gates & vast rear garden
- Planning for 2, five bedrooomed homes
- Fantastic potential



***PENNS LANE, WALMLEY, B76 1LQ - GUIDE PRICE £550,000***

\*\*\* THIS PROPERTY IS AVAILABLE VIA MODERN METHOD OF AUCTION \*\*\* This substantial residence presents an extraordinary opportunity for those seeking a property with incredible scope for customisation and development. Boasting considerable proportions throughout, the home offers unmatched versatility and potential, with previous planning permission granted for the construction of 2, five-bedroomed detached family homes. Positioned within walking distance of the highly sought-after suburbs of Walmley and Wylde Green, the property benefits from easy access to a wide range of local amenities, including shops, schools, and leisure facilities, making it an ideal choice for developers or investors. The spacious interior and extensive plot provide the perfect canvas for full customisation, whether you envision a complete refurbishment or redevelopment into multiple family homes. Its prime location ensures strong appeal to future buyers or residents, with all essential facilities and excellent transport links conveniently nearby. In short, the home's internal rooms currently briefly comprise: porch, entrance hall, lounge, family room, office/study, kitchen, breakfast area, dining room, utility, and side entrance. To the first floor, the potential of four, double bedrooms is provided, two with walk-in wardrobes and one with en-suite shower/wet room, a secondary set of stairs leads to loft space, where opportunity is again presented for a considerable main bedroom and smaller, double bedroom with walk-in wardrobe. A sweeping, multivehicular drive is provided to fore and is set behind metal gates, to the rear, a large lawned garden can be obtained. Works are still outstanding on the home, thus providing vast options for a prospective purchaser. To fully appreciate the accommodation currently on offer and possible creations on the plot, we highly recommend internal and external inspection. EPC Rating D.

\*Works are still on going and therefore, bedrooms are not complete.

Set back from the road behind a multi vehicular block paved drive, a brick-built perimeter together with gates allows access to the drive, a leaded glazed door with windows to side opens into:

PORCH: Obscure glazed double doors open into:

DEEP ENTRANCE HALL: Obscure glazed doors to family room, kitchen, lounge and dining room, door to guest cloakroom / WC, stairs off to first floor, radiator.

FAMILY LOUNGE: 21'09 x 13'10 max: PVC double glazed doors to rear, radiator, obscure door back to entrance hall and double doors open to:

FAMILY ROOM: 15'09 x 12'11: PVC double glazed leaded bay window to fore, gas fire set on a tiled hearth, having matching surround and period mantel over, radiator, obscure door back to entrance hall, double doors to lounge and door into:

STUDY / OFFICE: 12'00 x 9'00: PVC double glazed leaded window to fore, door back to family room.

DINING ROOM: 16'03 x 8'04: PVC double glazed leaded bay window to fore, radiator, obscure door back to entrance hall.

KITCHEN: 18'10 x 10'06: PVC double glazed window to rear, matching wall and base units with panelled splashbacks, two stainless steel sinks, obscure glazed doors to entrance hall and utility, access to electric cupboard, access is also provided into:

BREAKFAST AREA: 11'10 x 8'00: PVC double glazed sliding patio doors to rear garden, radiator, space for breakfast table, access back to kitchen.

UTILITY: 8'06 x 7'03: PVC double glazed obscure window to side, one and a half stainless steel sink and drainer unit, work surfaces with matching wall and base units, tiled splashbacks, access to a secondary utility with door and window to rear, obscure glazed door back to kitchen, access is also provided to side hall and:

AIRING CUPBOARD: 7'00 x 3'08: Storage provided, access to boot room and dressing area.

BOOT ROOM / DRESSING AREA: 8'03 x 7'03: PVC double glazed French doors to side, radiator, tiled flooring, access to side entrance, airing cupboard and utility.

GUEST CLOAKROOM / WC: Suite comprising low level WC and wall-mounted wash hand basin, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Access is provided to two potential bedrooms, a shower room and two further bedrooms via an:

INNER LANDING SPACE: PVC double glazed leaded triangular bow window to fore, stairs to loft space.

BEDROOM ONE: 15'08 (into bay) x 12'11 max / 12'00 min: PVC double glazed leaded bay window to fore, access is provided back to landing and into:

WALK-IN WARDROBE: 11'02 x 8'11: PVC double glazed leaded window to fore, fitted wardrobes with dressing area, access is provided back to bedroom and door opens into:

ENSUITE WET ROOM: Suite comprising wet area with shower over, low level WC and pedestal wash hand basin, ladder radiator, tiled splashbacks, door back to walk-in wardrobe.

BEDROOM TWO: 13'10 (into bay) x 12'06 max / 11'00 min: PVC double glazed leaded bay window to rear, access back to landing, access is also provided into:

WALK-IN WARDROBE: 9'02 x 8'11: PVC double glazed leaded window to rear, radiator, access is provided back to bedroom two.

SHOWER AREA: PVC double glazed obscure leaded window to rear, suite comprising shower cubicle, low level WC and vanity wash hand basin, access is provided back to landing.

BEDROOM THREE: 14'00 x 12'04: PVC double glazed leaded window to fore, access is provided to two walk-ins, one having a PVC double glazed obscure window to side, access is provided back to landing.

BEDROOM FOUR: 12'07 x 11'06: PVC double glazed French doors open to rear, access to two walk-ins, one having a PVC double glazed obscure window to side, access is provided back to landing.

STAIRS & LANDING TO LOFT SPACE: Access is provided to a potential large master bedroom and dressing area leading to further bedroom.

MAIN BEDROOM SPACE: 30'08 x 14'01: Potential for windows to fore and to rear, requiring completion with the opportunity of a full bedroom with walk-in and ensuite.

DRESSING AREA: 10'00 x 4'11: Requiring completion, potential for built-in wardrobes leading to:

FURTHER BEDROOM: 13'05 x 11'00: Requiring completion, eaves storage is available, space for double bed and complimenting suite.

REAR GARDEN: A considerable lawned rear garden together with mature shrubs and bushes to perimeters privatise the accommodation with access being given back into the home via doors to breakfast area and family lounge as well as side access.



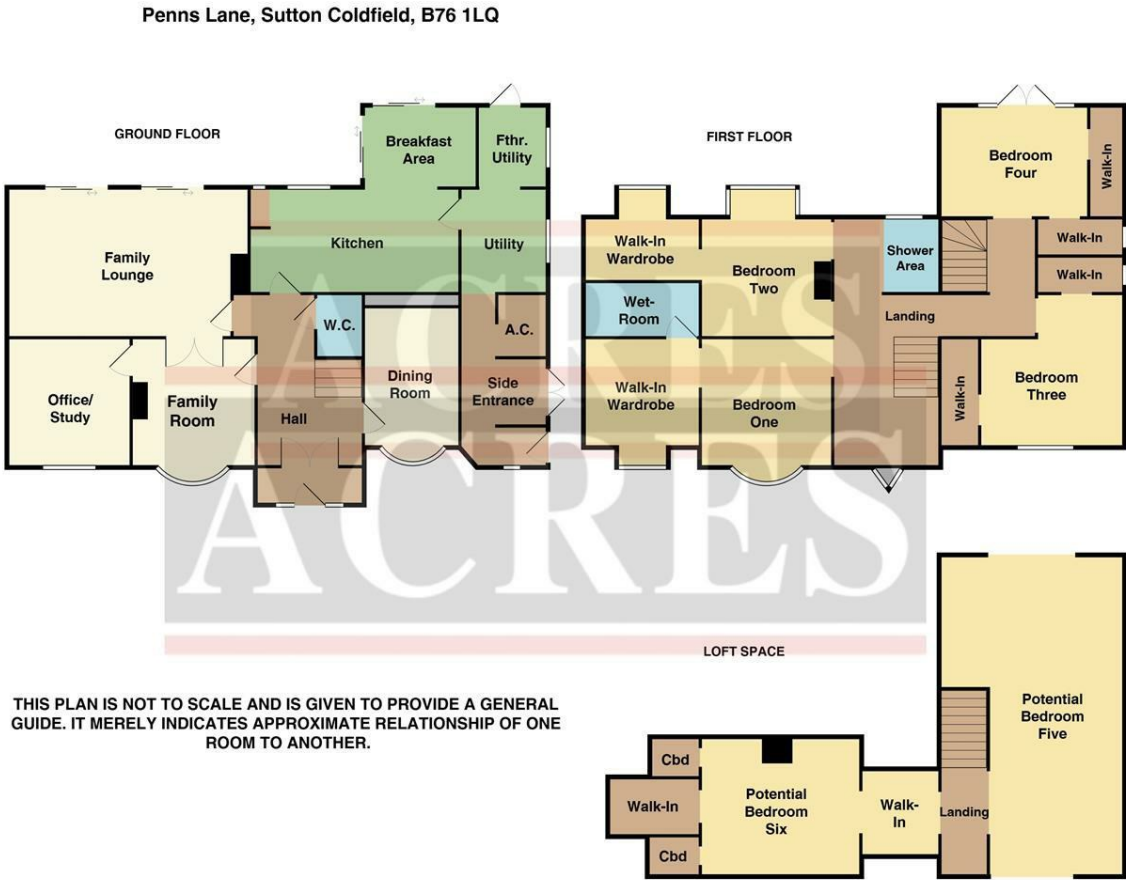
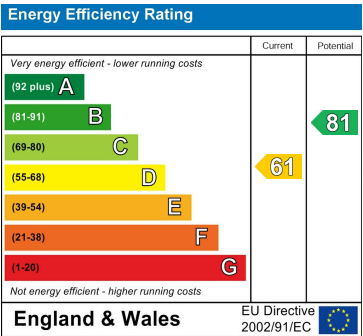




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 313 2888



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.