

# ACRES

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



- Three bedroomed, semi detached family home
- Well-appointed shower room
- Spacious family lounge with bay window
- Impressive rear dining room
- Updated, fitted kitchen
- Extended porch leading to entrance hall
- Multivehicular gravel drive to fore
- Lawned rear garden leading to garage
- Rear off-road track with access to garage
- No onward chain



***PLANTS BROOK ROAD, WALMLEY, B76 1EX - ASKING PRICE £290,000***

This traditional, three-bedroomed, semi-detached family home in Walmley presents an exciting opportunity for customisation and personalisation, equipped with no onward chain. With modernisation already underway, the property benefits from partial updating of PVC double-glazed units and offers gas central heating (both where specified), providing a solid foundation for prospective purchasers to complete the transformation to their taste. The home enjoys a prime location with well-regarded educational opportunities nearby, ideal for families. A variety of shopping amenities and facilities can be found in Walmley and along the High Street, which also grants access to readily-available bus services, ensuring easy commutes to surrounding town and city centre locations. Residents can also enjoy the fantastic local amenities, including Pype Hayes Park, a golf course and Walmley's library, making this property not only a home but a gateway to a vibrant community lifestyle. This is a wonderful opportunity to create a bespoke family residence in a highly desirable location. Internal rooms currently briefly comprise: deep porch, entrance hall, spacious family lounge with bay window to fore and sliding doors into rear dining room, an updated, fitted kitchen completes the ground floor. To the first floor, three well-proportioned bedrooms are offered, the master again boasting bay window, a family shower room services all bedrooms. Externally, a gravel drive with paved path leads into the home, to the rear, paving advances to lawn and a single garage at the back of the garden provides off-road track access, allowing for further parking. To fully appreciate the home on offer, its immense potential and opportunity for modernisation, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a gravel drive together with paved path, access is given into the accommodation via a renewed PVC double glazed French set of doors into:

**PORCH:**

Space is provided for storage, an internal PVC double glazed obscure door opens into:

**ENTRANCE HALL:**

Doors to under stairs storage, lounge and kitchen, radiator, stairs off to first floor.

**LOUNGE: 14'05 (into bay) x 11'10 max / 10'02 min:**

PVC double glazed bay window to fore, gas log-style fire integrated into chimney breast, radiator, space for complete lounge suite, door back to hall and sliding glazed doors open into:

**DINING ROOM: 12'08 x 9'03:**

PVC double glazed sliding patio doors lead to rear garden, radiator, space for dining suite, glazed sliding doors open back to lounge.

**FITTED KITCHEN: 12'08 x 6'05:**

PVC double glazed window to rear, matching wall and base units having integrated oven and grill, recesses for free-standing fridge / freezer and washing machine, edged work surfaces with four ring gas hob and extractor canopy over, tiled splashbacks, radiator, obscure window to side and an obscure door opens to rear garden.

**STAIRS & LANDING:**

PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

**BEDROOM ONE: 14'0 (into bay) x 11'10 max / 10'03 min:**

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

**BEDROOM TWO: 12'09 x 9'04:**

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

**BEDROOM THREE: 7'06 x 5'06:**

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

**SHOWER ROOM:**

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

**REAR GARDEN:**

A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line the property's perimeter with access being given to a:

**REAR GARAGE: (please check suitability for your own vehicle use):**

Access is provided to off-road track.



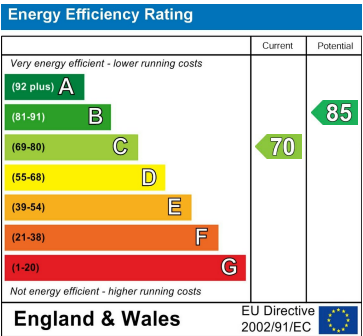




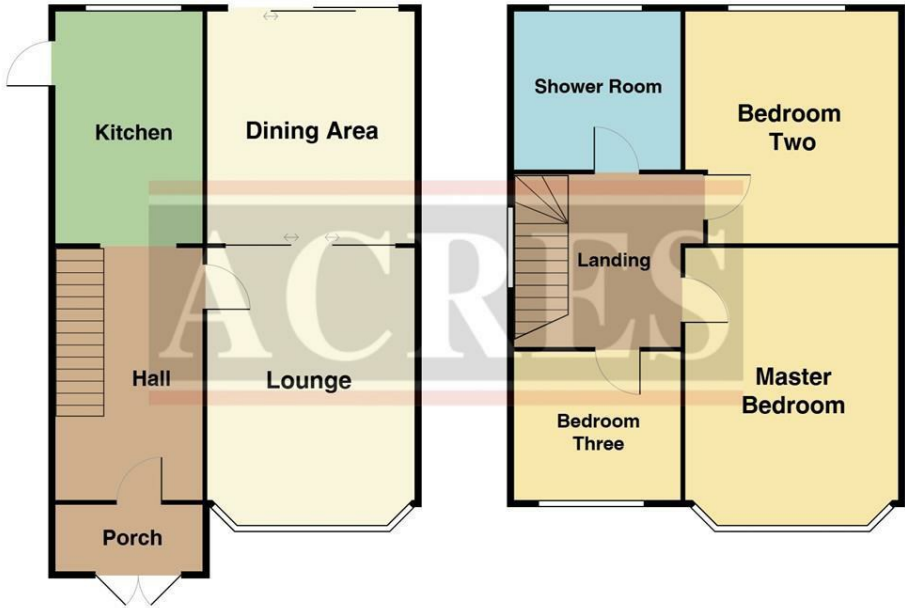
**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** C

**VIEWING:** Highly recommended via Acres on 0121 313 2888



Plants Brook Road, Sutton Coldfield, B76 1EX



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.