

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Three bedroomed, extended & detached family home
- Master boasting en-suite shower room
- Dual-aspect, spacious family lounge
- Attractive dining room & guest cloakroom/WC
- Substantial & superb fitted breakfast kitchen through family room
- Under-floor heating and magnificent roof lantern (where specified)
- Single garage with EV charging
- Deceptive, low-maintenance rear garden
- Fantastic standard throughout
- Excellent local amenities



**OAK WAY, WALMLEY, B76 2PG - OFFERS OVER £485,000**

This beautifully extended & delightfully decorated, 3 bedroomed, detached family home in Walmley offers an exceptional blend of space, style, & potential for personalisation. Designed with care & taste during its current tenure, this turnkey property is perfectly suited for families seeking a ready-to-move-in home with room to make their own. Boasting 3 generous double bedrooms and vast internal space, the property provides both comfort & practicality. Its sought-after location ensures walking distance access to a variety of excellent educational opportunities, with unrivalled schooling for all ages, making it an ideal home for growing families. Local shopping amenities & essential facilities are in abundance, with both Walmley High Street & Reddicap Heath offering a diverse range of shops, supermarkets & services to cater to everyday needs. For commuters, the property is well-served by major transport links & readily available bus services, providing seamless access to surrounding towns & Birmingham city centre. Benefitting from the provision of gas central heating and PVC double glazing (both where specified) internal rooms currently briefly comprise: deep entrance hall, attractive dining room, substantial fitted breakfast kitchen through dining space/family area having roof lantern, bifolding doors opening onto a rear patio & underfloor heating to the extension, a guest cloakroom/WC & sweeping dual aspect lounge completes the ground floor accommodation. To the 1st floor, 3 double bedrooms are offered with the master boasting en-suite shower room, all rooms with built-in wardrobes, a superb family bathroom services all other bedrooms. Externally, 2 multivehicular tarmac drives are offered together with single garage having an electrically-operated up & over garage door with internal electric vehicle charging point, to the rear, renewed granite patio advances into artificial turf, mature shrubs & bushes line the property's perimeter. To fully appreciate the impressive property on offer, we highly recommend internal inspection. EPC Rating TBC.

Set back from the road behind a multi vehicular tarmac drive with further tarmac drive to side, access is provided to a single garage, and a slate garden bed and gravel with a tiled path leads into the home via a PVC composite double glazed obscure door into:

**DEEP ENTRANCE HALL:**

Column radiator, glazed doors open to dual-aspect lounge, substantial and superb fitted breakfast kitchen and double doors to an attractive dining room, solid door to guest cloakroom / WC.

**FAMILY DINING ROOM: 9'04 x 7'10:**

PVC double glazed windows to fore, renewed column radiator, space for dining table and chairs, glazed double doors open back to entrance hall.

**GUEST CLOAKROOM / WC:**

PVC double glazed obscure window to fore, suite comprising corner vanity wash hand basin and low level WC, renewed column towel radiator, tiled splashbacks, door back to entrance hall.

**DUAL-ASPECT FAMILY LOUNGE: 17'05 x 10'01:**

PVC double glazed windows to fore and French door with windows to side opening to rear garden, traditional log iron fireplace set upon a tiled hearth having marble surround, vertical and horizontal column radiators, space for complete lounge suite, glazed door opens back to entrance hall.

**SUBSTANTIAL FITTED BREAKFAST KITCHEN THROUGH REAR FAMILY ROOM: 24'07 x 16'08 max / 14'01 min:**

PVC double glazed windows to rear, bi-folding doors with windows to side open to rear patio, matching high-gloss, handle-less wall and base units with integrated full-line fridge and freezer, oven with microwave over, integrated dishwasher, washing machine and wine fridge, edged quartz work surfaces with one and a half stainless steel sink unit with draining grooves cut to side, four ring electric induction hob having extractor canopy over, tiled splashbacks and flooring, cast iron column horizontal radiator, door to under stairs storage, access is given to kitchen island and breakfast seating, further access is provided to rear family room having roof lantern over and under floor heating.

**STAIRS & LANDING:**

PVC double glazed window to rear, return stairs provide access to landing, doors open to three double bedrooms, storage and family bathroom.

**BEDROOM ONE: 16'08 x 10'06:**

PVC double glazed windows to fore and to rear, space for double bed and complimenting suite, a triangular bow window is offered to side, built-in wardrobes with double doors, double radiators, door back to landing and door into:

**ENSUITE SHOWER ROOM:**

PVC double glazed obscure window to fore, suite comprising step-in shower cubicle with glazed splash screen door to fore, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, door back to bedroom.

**BEDROOM TWO: 9'05 x 9'04:**

PVC double glazed window to fore, built-in wardrobes, space for double bed and complimenting suite, radiator, door back to landing.

**BEDROOM THREE: 11'03 max (into door recess) x 9'03 max / 7'02 min:**

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

**FAMILY BATHROOM:**

PVC double glazed obscure windows to fore, suite comprising bath with glazed splash screen door to side, vanity wash hand basin and low level WC, renewed column towel radiator, tiled splashbacks and flooring, door back to landing.

**REAR GARDEN:**

Renewed granite paving advances from the accommodation and leads into artificial turf, mature shrubs and bushes line and privatise the property's perimeter, with access being given down to the side of the home and back into the accommodation via doors to rear family room and lounge.

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

Electric up and over garage door to fore, an electric vehicle charging point is provided within the garage.



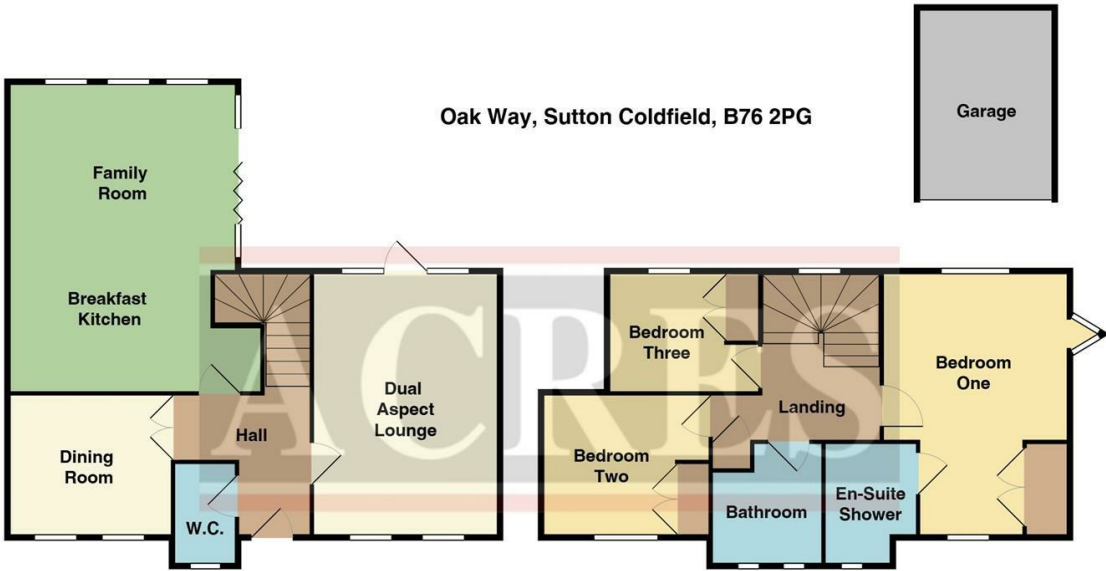
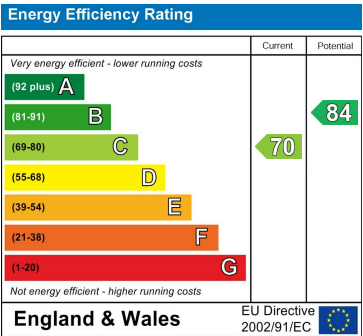




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 313 2888



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.

