

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Three bedroom bungalow
- Detached rear garage
- Great location
- Extended rear family lounge
- Fully comprehensive family bathroom
- Fitted kitchen
- Close to essential amenities
- Well-tended rear garden
- South-facing garden
- Priced to sell quickly



***PLANTS BROOK ROAD, WALMLEY, B76 1HH - OFFERS IN EXCESS OF £300,000***

This charming three-bedroomed, semi-detached bungalow is well-positioned in a desirable location, offering convenient access to a range of local amenities and excellent commuter links. The property features an extended family lounge that seamlessly flows into a spacious dining area, providing a perfect space for families. The well-appointed kitchen offers plenty of storage and workspace, ideal for everyday cooking. The bungalow is situated in a sought-after area with access to well-regarded schools, making it an excellent choice for families. The surrounding neighbourhood is also well-served by readily-available transport options, ensuring ease of travel to Wylde Green, Sutton Coldfield & Birmingham city centre. Local shopping amenities and facilities are within easy reach on Walmley High Street, adding to the convenience of this well-located home. Whether you're looking for a peaceful retreat or a place with all the essentials close by, this property offers a perfect blend of comfort and practicality. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), in brief, internal rooms currently briefly comprise: porch, entrance hall, extended family lounge through dining room, fitted kitchen, three bedrooms and a fully comprehensive family bathroom. Externally, a lawned fore garden leads to the home, a rear block paved patio advances to further lawn and a detached garage via off road track. To fully appreciate the impressive property on offer, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a lawned fore garden with path to centre, access is given into the accommodation via a PVC double glazed door with windows to side into:

**PORCH:**

A timber obscure glazed door opens into:

**DEEP ENTRANCE HALL:**

Doors open to three bedrooms, a fully comprehensive family bathroom, storage, kitchen and extended family lounge, radiator.

**FAMILY LOUNGE: 22'05 x 12'09:**

PVC double glazed windows and patio doors with side French door opens to rear garden, the rear patio doors are slide and swing doors, radiators, gas coal-effect fire set on a hearth with matching surround and mantel over, space for complete lounge suite and dining table and chairs, door back to hall.

**FITTED BREAKFAST KITCHEN: 12'04 x 9'03:**

PVC double glazed obscure door to side with clear glazed windows, matching wall and base units with integrated dishwasher, double freezer, oven and single fridge, edged work surface with five ring gas hob, one and a half stainless steel sink drainer unit, recess for washing machine, tiled splashbacks and flooring, door back to entrance hall.

**BEDROOM ONE: 13'11 x 9'08:**

PVC double glazed window to fore, space for double bed and complimenting suite, fitted wardrobes with dressing area and bedside tables, radiator, door back to entrance hall.

**BEDROOM TWO: 12'11 x 9'06:**

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

**BEDROOM THREE: 9'05 x 8'08:**

PVC double glazed windows to fore and to side, space for double bed and complimenting suite, radiator, door back to entrance hall.

**FULLY COMPREHENSIVE FAMILY BATHROOM:**

PVC double glazed obscure window to side, suite comprising bath, corner shower cubicle, low level WC and vanity wash hand basin, radiator, tiled splashbacks and flooring, door back to entrance hall.

**REAR GARDEN:**

A block paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line the property's perimeter with access being given back into the home via doors into lounge / dining room.

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

Detached from the property and accessed via a gated off-road track.



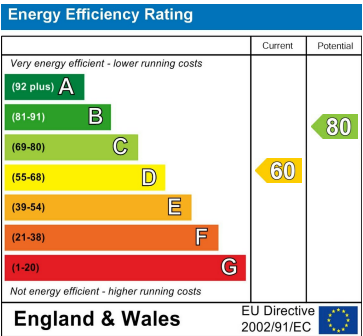




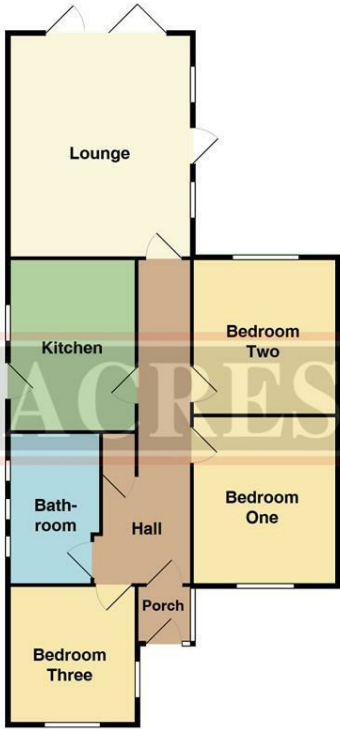
TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 313 2888



Plants Brook Road, Sutton Coldfield, B76 1HH



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.