

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Three bedroomed semi detached family home
- Recently renovated to a high standard
- Sizeable family lounge having dining area
- Superb fitted breakfast kitchen
- Sleek family bathroom
- Downstairs WC
- Lawned rear garden with garage to rear
- Turnkey condition
- Utterly stunning and desirable
- Great location close to Walmley village



***EACHELHURST ROAD, WALMLEY, B76 1DS - ASKING PRICE £380,000***

This exceptional three-bedroom family home has been meticulously renovated to an impeccable standard, offering a harmonious blend of modern sophistication and practical family living. The generously proportioned lounge, which seamlessly integrates with the dining area, provides an elegant space for both relaxation and entertaining. The fully equipped, contemporary kitchen boasts high-end finishes and integrated appliances. The ground floor also features a convenient downstairs WC for added functionality. On the first floor, a beautifully appointed family bathroom exudes modern luxury, while the three spacious bedrooms provide ample accommodation, each designed with comfort and style in mind. Externally, the property is complemented by a well-maintained rear garden, offering a private outdoor sanctuary ideal for both recreation and relaxation. The rear garage provides additional storage or secure parking, further enhancing the practicality of the home. Ideally situated in close proximity to the desirable Walmley Village, the property offers easy access to a range of local amenities and excellent transport links. Recently refurbished to the highest of standards, this home is truly move-in ready, presenting an extraordinary opportunity for those seeking both elegance and functionality in a sought-after location. EPC Rating D.

Set back from the road behind a block-paved drive, access is gained into the accommodation via a renewed PVC obscure double glazed composite door with windows to side into:

**DEEP & WELCOMING ENTRANCE HALL:**

Doors radiate to a considerable lounge through rear dining room, renewed fitted breakfast kitchen and under-stairs storage, return stairs lead to first floor, radiator.

**IMPOSING LOUNGE / DINING ROOM: 26'1 (through both and into bay) x 11'2 (max):**

PVC double glazed leaded bay window to fore, an open wood-burning cast iron fire set on a tiled hearth having wooden period mantel over, radiator, PVC double glazed leaded patio doors lead to rear garden, door to hall, space for large dining table and complete lounge suite.

**RENEWED FITTED BREAKFAST KITCHEN: 12'11 x 9'11:**

PVC double glazed window to rear and window to side, matching wall and base units with integrated fridge, freezer, dishwasher and oven with grill over, roll edged work surfaces having four ring gas hob and extractor canopy over, sink drainer unit, radiator, space for dining table, kickboard lights, matching upstands and glazed splashback, door leads back to hall and a glazed door opens to:

**INNER HALL:**

PVC double glazed door opens to rear, an internal door opens into:

**GUEST CLOAKROOM / W.C:**

PVC double glazed obscure window to rear, clear glazed window overlooking patio, low level WC, pedestal wash hand basin, door back to inner hallway.

**STAIRS & LANDING:**

PVC double glazed leaded window to side, return stairs give access to three double bedrooms and a family bathroom.

**BEDROOM ONE: 12'7 x 11'2:**

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

**BEDROOM TWO: 11'2 x 11'0:**

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

**BEDROOM THREE: 9'11 x 9'6:**

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

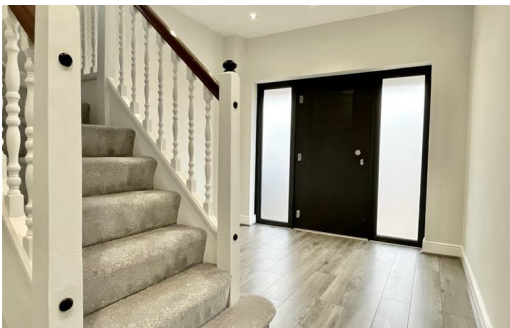
**BATHROOM:**

PVC double glazed obscure leaded window to fore, suite comprising shower bath having glazed splash screen to side, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door to landing.

**REAR GARDEN:**

Paved patio leads from the inner hall and dining room and advances to lawn, mature shrubs and bushes privatise the property's border and give access to a rear shed having opportunity to develop into a double garage or car-port, (subject to planning permission), the shared drive is accessed via Plants Brook Road.



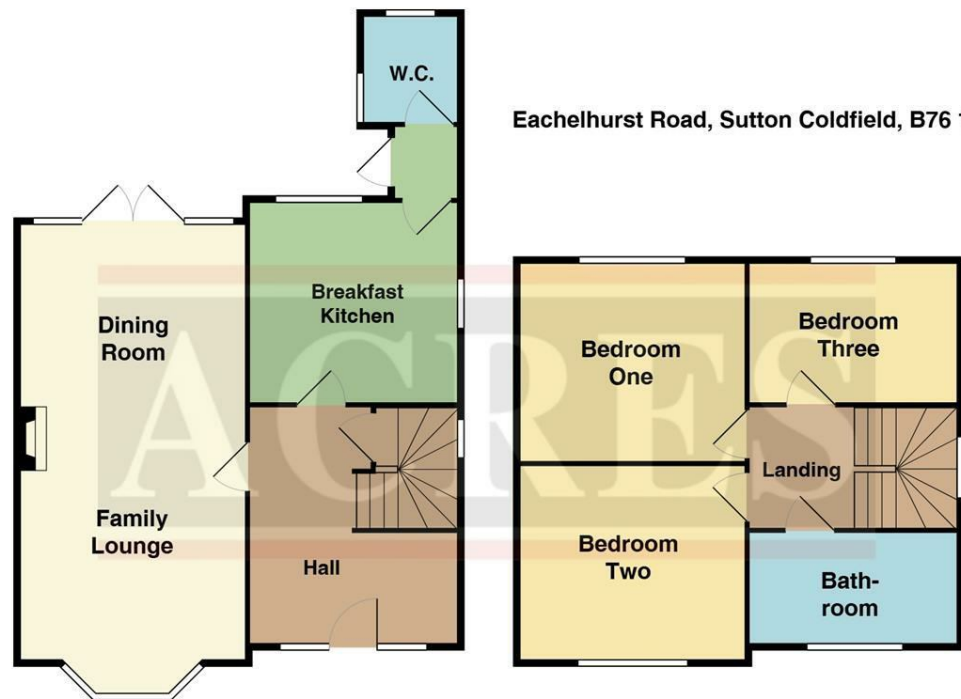
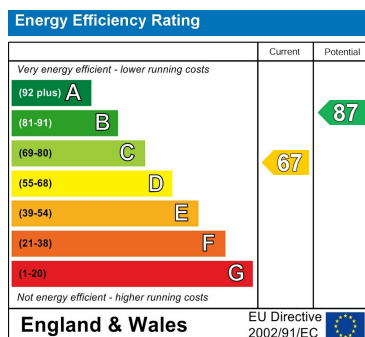




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** D

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



Eachelhurst Road, Sutton Coldfield, B76 1DS

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.