

ACRES

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



- Three bedroomed, traditional semi detached home
- Well-appointed bathroom
- Spacious lounge through dining area
- Fitted rear kitchen
- Guest cloakroom/WC & entrance hall
- Lawned fore garden and shared drive
- Side, rear garage with garden
- Vast potential and opportunity to redevelop
- Set close to well-regarded schooling
- No onward chain



ROMILLY CLOSE, WALMLEY, B76 2TN - OFFERS IN THE REGION OF £284,000

Set in a central, sought after and enviable position of Sutton Coldfield, this well-presented, freehold, three bedroomed semi detached family home offers traditional internal proportions with scope and potential for modernisation, redevelopment and extension (subject to the relevant planning permissions). Within walking distance of well-regarded schooling for all ages ensuring suitability for families with children, the home's location is nothing short of excellent and further boasts readily-available bus services onto the Springfield Road, allowing for ease of commute to surrounding town and city centre locations including Walmley, Sutton Coldfield and Birmingham City Centre. Daily essential amenities are also just a short walk from the home near to Reddip Heath, a variety of restaurants, cafes and grocery stores are all obtainable. Boasting the provision of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: deep entrance hall, substantial family lounge with bay window to fore and leading through directly into a rear dining room, a fitted kitchen and under stairs guest cloakroom/WC completes the ground floor accommodation. To the first floor are three well-proportioned bedrooms, a family bathroom with airing cupboard services all bedrooms. Externally, a lawned fore garden with shared drive advances to the home and is complimented by beautiful borders, an arched porch style area is given. To the rear, a paved patio progresses to lawn and shrubbed garden beds, a single rear garage is offered. To fully appreciate the delightful home on offer and its immense potential, we highly recommend internal inspection. EPC Rating E.

Set back from the road behind a lawned fore garden with garden border to side, a paved path advances to the accommodation with access being gained into the home via a PVC double glazed obscure door with windows to side into:

ENTRANCE HALL:

Doors open to kitchen, family lounge through dining area, guest cloakroom / WC and under stairs storage, radiator, stairs off to first floor.

FAMILY LOUNGE THROUGH DINING AREA: 27'04 (into bay) x 25'07 max / 10'00 min:

PVC double glazed bay window to fore, gas coal-effect fire set on a granite hearth having matching surround and mantel over, radiator, space for complete lounge suite and dining set, PVC double glazed windows to rear, door back to entrance hall.

FITTED KITCHEN: 9'04 x 7'09:

PVC double glazed windows and door to rear garden, matching wall and base units with recesses for washing machine, fridge and freezer, integrated oven, roll edged work surfaces with stainless steel sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks, door back to entrance hall.

GUEST CLOAKROOM / WC:

PVC double glazed obscure window to side, suite comprising low level WC and floating wash hand basin, radiator, tiled splashbacks, door back to hall.

STAIRS & LANDING:

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

BEDROOM ONE: 14'04 (into bay) x 12'00 max / 11'00 min:

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

BEDROOM TWO: 12'01 x 10'11:

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

BEDROOM THREE: 8'11 x 6'07:

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

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath, low level WC and pedestal wash hand basin, tiled splashbacks, built-in airing cupboard, radiator, door back to landing.

REAR GARDEN:

A patio advances from the home and gives access to lawn, a rear coal shed is provided together with well-tended shrubs and bushes to the rear of the property, access is also given into:

GARAGE: 16'02 x 9'04: (Please check suitability for your own vehicle use):

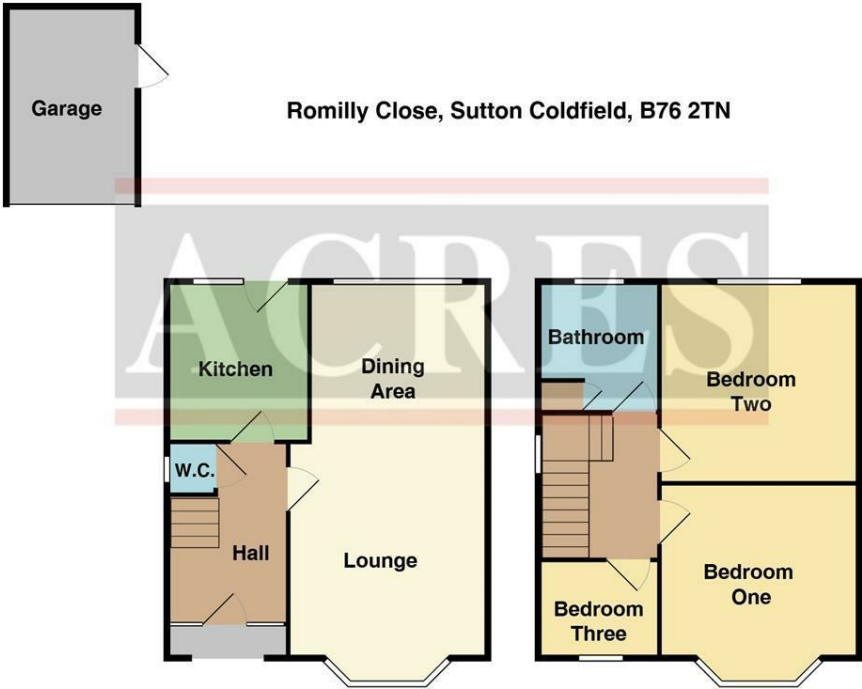
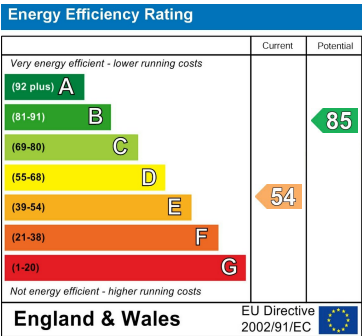
Up and over garage door to fore, glazed windows to sides and to rear, a side timber door opens back to garden.



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



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.