

ACRES

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- Four bedroomed, detached family home
- Master with Juliet balcony & en-suite shower
- Well-appointed family bathroom
- Spacious family lounge
- Appealing dining room
- Superb fitted breakfast kitchen
- Sweeping rear conservatory & guest cloakroom/WC
- Purpose-built, detached utility
- Double garage with multivehicular drive
- Delightful & low-maintenance rear garden



ELM ROAD, WALMLEY, B76 2PQ - ASKING PRICE £525,000

Nestled within a generous & enviable plot in the heart of Walmley, this beautifully improved, four-bedroomed, detached family home offers a perfect blend of modern upgrades & future potential. Freehold & thoughtfully enhanced throughout, the property ensures suitability for a variety of prospective buyers while still presenting opportunities for personalisation & further redevelopment. Situated within walking distance of the expansive New Hall Valley Nature Reserve, residents can enjoy scenic green spaces, walking trails & a peaceful natural setting. Well-regarded schools are easily accessible, making this home ideal for families, while comprehensive bus services provide effortless connectivity to surrounding town & city centre locations. A wealth of shopping amenities & facilities can be found nearby in both Walmley & Reddip Heath, offering a diverse selection of cafés, restaurants, & essential stores to cater to everyday needs. The home further benefits from gas central heating & PVC double glazing (both where specified), as well as the added security of a Verisure alarm system (subject to relevant plans). With its prime location, spacious layout & high-quality improvements, this exceptional home is not to be missed with internal rooms currently briefly comprising: deep entrance hall, sizeable family lounge, attractive dining room with glazed double doors opening into a refitted & superb, breakfast kitchen, large rear conservatory & guest cloakroom/WC. To the 1st floor are 4 well-proportioned bedrooms, all offering space for double beds & boasting fitted wardrobes, the master is outstanding with Juliet balcony doors to rear & an en-suite shower room, a family bathroom completes the internal offerings. Externally, a multivehicular tarmac drive leads to the home, to the rear, paving advances to lawn & to a side, purpose-built utility & separate, detached, double garage. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a large tarmac drive, a PVC double glazed obscure door opens into:

DEEP ENTRANCE HALL:
Doors open to lounge, kitchen, under stairs storage and guest cloakroom / WC, glazed double doors open to dining room, radiator, stairs off to first floor.

FAMILY LOUNGE: 18'11 x 11'04:
PVC double glazed windows to fore having French doors with windows to side opening to rear, coal-effect fire set on a hearth having surround and mantel over, space for complete lounge suite, door back to entrance hall.

DINING ROOM: 11'07 x 11'01:
PVC double glazed window to fore, space for dining table and chairs, column radiator, double doors back to entrance hall and glazed double doors open to:

FITTED BREAKFAST KITCHEN:15'06 x 10'06:
PVC double glazed window to rear and obscure door opens to garden, matching handle-less wall and base units with recesses for fridge / freezer, integrated dishwasher, oven and grill, Quartz work surfaces with electric hob and extractor, integrated sink with draining grooves cut to side, under-wall unit lights and under work surface LED strip lights, matching splashbacks, radiator, door back to entrance hall, glazed double doors to dining room and a PVC double glazed set of French doors open to:

CONSERVATORY: 18'02 x 9'08:
PVC double glazed windows and French doors open to rear garden, PVC double glazed French doors back to lounge and kitchen.

GUEST CLOAKROOM / WC:
PVC double glazed obscure window to fore, suite comprising vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING:
PVC double glazed window to rear, doors open to four bedrooms, a family bathroom and storage.

BEDROOM ONE:
MAIN BEDROOM: 11'04 x 10'01:
PVC double glazed French Juliet balcony doors open to rear garden with window to side, built-in wardrobes, space for double bed, radiator, access back to walk-in.
WALK-IN: 4'09 x 3'07:
Space is provided for storage, access to main bedroom, doors back to landing and door to:
ENSUITE SHOWER ROOM:
PVC double glazed obscure window to side, suite comprising vanity wash hand basin and low level WC, step-in shower cubicle with splash screen door to side, ladder style radiator, tiled splashbacks, door back to walk-in.

BEDROOM TWO: 11'08 (into door recess) x 9'11 max / 9'08 min:
PVC double glazed window to rear, space for double bed and complimenting suite, fitted wardrobes, radiator, door back to landing.

BEDROOM THREE: 11'07 (into door recess) x 9'00 max / 8'11 min:
PVC double glazed window to fore, space for double bed and complimenting suite, fitted wardrobes, radiator, door back to landing.

BEDROOM FOUR: 11'07 (into door recess) x 9'06 max / 8'10 min:
PVC double glazed window to fore, space for double bed and complimenting suite, fitted wardrobes, radiator, door back to landing.

FAMILY BATHROOM:
PVC double glazed obscure window to fore, suite comprising bath with bi-folding splash screen door to side, vanity wash hand basin and low level WC, tiled splashbacks, ladder style radiator, door back to landing.

SIDE BUILDING / UTILITY: 11'04 x 5'07:
PVC double glazed door with windows to garden, matching wall and base units with recesses for washing machine and dryer, roll edged work surfaces with sink drainer unit.

REAR GARDEN:
A paved patio advances from the accommodation and leads to lawn, a timber rear decking area is provided for relaxing, PVC double glazed French doors open to conservatory with side PVC double glazed obscure door opening into fitted breakfast kitchen.

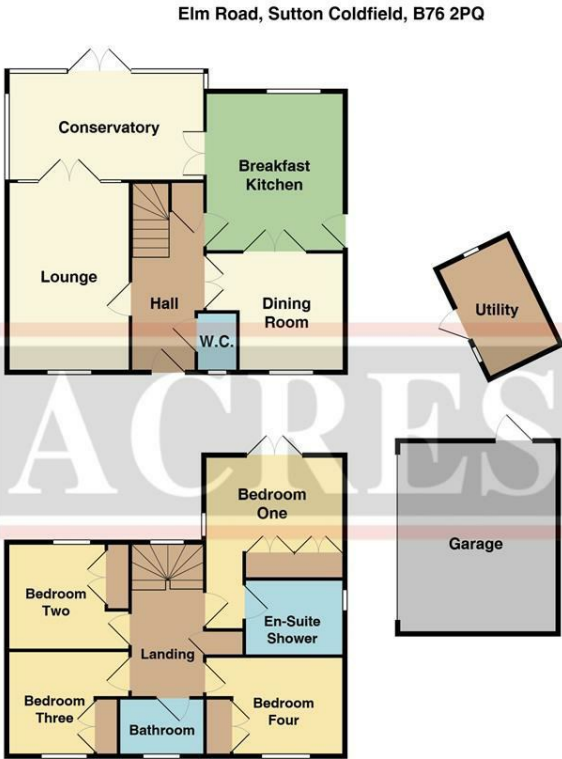
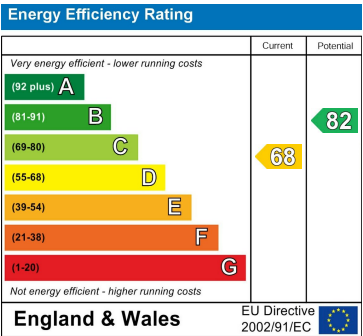
DOUBLE DETACHED GARAGE: (Please check suitability for your own vehicle):
Up and over garage door to fore with door to side opening back to rear garden.



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 : F

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.