

ACRES

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

- Four bedrooomed, detached family home
- En-suite shower room to master bedroom
- Delightful family shower room
- Spacious lounge with patio door to rear
- Attractive fitted breakfast kitchen
- Rear dining room & guest cloakroom/WC
- Double garage
- Beautifully presented and maintained
- Vast opportunity and potential
- No onward chain



MALVERN DRIVE, WALMLEY, B76 1PZ - OFFERS AROUND £540,000

Located just a stone's throw from the heart of Walmley, this beautifully presented, superbly maintained, four-bedroomed, detached, freehold family home offers generous proportions, tasteful décor & exciting scope for personalisation & conversion. Set upon an enviable plot, the home combines everyday convenience with tranquil surroundings, making it ideal for growing families & discerning buyers alike. Well-regarded schooling & exceptional commuter links—including readily available bus services on Calder Drive—offer swift access to surrounding areas such as Minworth, Wylde Green & Sutton Coldfield. Walmley High Street is a short walk away & offers a variety of daily essential amenities including cafés, grocery stores, pharmacies, a public library & a public house. For outdoor lovers, the picturesque New Hall Valley offers extensive green space, trails & recreational opportunities right on your doorstep. Internally, the property benefits from gas central heating & PVC double glazing (both where specified), & comprises a large, welcoming entrance hall with internal doors radiating to a charming fitted breakfast kitchen, a rear dining room with an elegant bow window, a spacious family lounge featuring sliding patio doors & a guest cloakroom/WC completing the ground floor. Upstairs, 4 beautifully sized bedrooms offer flexible living arrangements. The impressive master bedroom comprises a generous sleeping area, a wash hand station with potential for conversion into a walk-in wardrobe or dressing room, & an en-suite bathroom. A delightful family shower room serves the remaining bedrooms. Externally, magnificently maintained lawns & a block-paved driveway lead to a double garage with electrically operated doors. To the rear, further manicured lawned gardens, mature shrubs & bushes & additional block paving enhance the space for outdoor enjoyment. To appreciate the comfort, character & potential of this exceptional family home, we recommend an internal inspection. EPC TBC.

Set back from the road behind a multi vehicular block paved drive with prominent and well-tended lawn, having a mixture of shrubs to fore, access is gained into the accommodation via a PVC double glazed obscure door with leaded windows to side, into:

LARGE ENTRANCE HALL:

Doors open to kitchen, family lounge, guest cloakroom / WC and garage, radiator, stairs off to first floor.

FITTED BREAKFAST KITCHEN: 12'11 (into bay) x 11'01 max:

PVC double glazed bay leaded window to fore, matching wall and base units with integrated oven having grill over, recess for washing machine and fridge, edged work surfaces with double stainless steel sink and drainer unit to side, four ring gas hob having extractor canopy over, tiled splashbacks and flooring, breakfast bar providing seating, a PVC double glazed obscure leaded door opens to side, internal doors open back to entrance hall and into:

DINING ROOM: 12'02 x 10'01:

PVC double glazed leaded bow window to rear, space for dining table and chairs, radiator, door back to kitchen and double doors open to:

FAMILY LOUNGE: 17'06 x 12'04:

PVC double glazed sliding patio doors open to rear garden, a gas coal-effect fire set upon a granite hearth having matching surround and wooden mantel over, space for complete lounge suite, radiator, double doors open back to dining room and single door opens to entrance hall.

GUEST CLOAKROOM / WC:

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

STAIRS & LANDING TO FIRST FLOOR:

Doors open to four bedrooms, family shower room and airing cupboard.

BEDROOM ONE: 18'01 (into bay) x 16'04 max / 10'06 min:

PVC double glazed leaded bay window to fore, built-in wardrobes having recess to centre for bed and complimenting suite, radiator, walk-in provides access to wash hand basin having storage below, doors back to landing and further door to: ENSUITE SHOWER ROOM:

PVC double glazed leaded obscure window to rear, suite comprising step-in shower cubicle with glazed splash screen door and low level WC, radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 11'10 x 9'06:

PVC double glazed leaded window to rear, space for double bed and complimenting suite, fitted wardrobe with dressing table to side, radiator, door back to landing.

BEDROOM THREE: 9'07 x 8'00:

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

BEDROOM FOUR: 8'04 x 7'07:

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

FAMILY SHOWER ROOM:

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

REAR GARDEN:

Block paving advances from the accommodation and provides entertaining and dining space for patio furniture, mature shrubs and bushes line the property's perimeter together with well-tended lawn, access is given back into the home via PVC double glazed sliding doors to lounge and an obscure glazed side door into kitchen.

GARAGE: 17'07 x 17'04: (please check suitability for your own vehicle use):

Electrically-operated up and over garage doors to fore, a timber leaded glazed door opens to rear garden, access is provided back into the home via a door to entrance hall.



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)

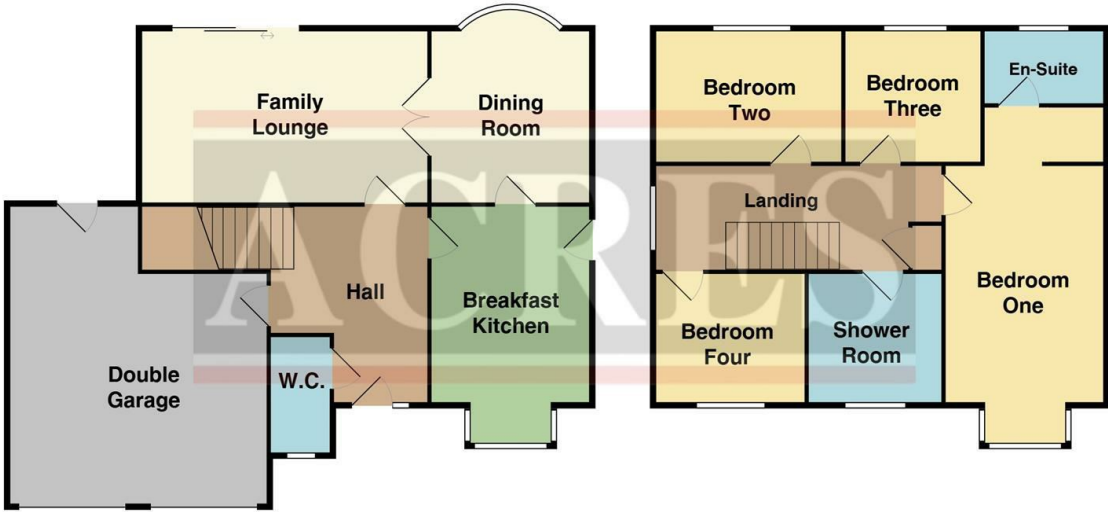
COUNCIL TAX : F

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



Malvern Drive, Sutton Coldfield, B76 1PZ



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.