

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Three bedroomed, mid-terraced townhouse
- Built-in wardrobes to all bedrooms
- Master with en-suite shower room
- Family lounge with bay window to fore
- Fitted & improved breakfast kitchen
- Reception room & entrance hall
- Rear conservatory, utility & guest W.C.
- Charming rear garden
- Single garage with in-and-out parking
- Set close to New Hall Nature Valley



***ELM ROAD, WALMLEY, B76 2PQ - PRICE GUIDE £400,000***

Set in the heart of a highly sought-after and centrally located estate in Walmley, this well-presented, three-bedroomed, freehold mid-terraced townhouse is a superb family home offering generous living space across three floors. Boasting an enviable position directly adjacent to the vast and picturesque New Hall Nature Valley, the property enjoys a peaceful and scenic backdrop rarely found in such a central location. Conveniently situated within walking distance of well-regarded schooling for all age groups, as well as a range of local shopping amenities on Walmley High Street, the home ensures daily essentials are always within easy reach. Excellent public transport links along the main road offer regular bus services, providing straightforward access to neighbouring areas including Birmingham City Centre, Sutton Coldfield and Wylde Green, as well as further comprehensive shopping and leisure facilities. Internally, the property benefits from gas central heating and PVC double glazing (both where specified) and is thoughtfully arranged to accommodate modern family life. The ground floor briefly comprises an inviting entrance hall, a bright reception room and a spacious, well-equipped breakfast kitchen complete with a range of integrated appliances, which seamlessly opens into a rear conservatory, ideal for dining or relaxing. A utility room and guest cloakroom/W.C. further enhance the functionality of the ground level. Moving to the first floor, a comfortable family lounge with bay window to the front elevation offers a warm and airy ambience. Also on this floor is a third bedroom featuring built-in wardrobes, along with a well-appointed family bathroom. The second floor houses two further generously proportioned double bedrooms, each with built-in wardrobes, while the master bedroom also enjoys the added benefit of a private en-suite shower room. Externally, the home is fronted by a charming garden, with a side driveway allowing one-in-one-out parking in front of a single garage. To the rear, a combination of timber decking and lawn creates an inviting outdoor space for entertaining or family enjoyment, with a rear pathway providing convenient access to the back of the garage. With its spacious layout, tranquil setting and exceptional proximity to local amenities, schools and transport links, this property represents a fantastic opportunity for families seeking a comfortable and well-connected home. Early internal inspection is highly recommended to fully appreciate the lifestyle on offer. Set in council tax band E.

Set back from the road behind a shared, tarmac drive, access is given into the home via a pvc double glazed, obscure door into:

Entrance Hall: doors open into a reception room and understairs storage, radiator, stairs off to first floor.

Reception Room: 12'02" (into bay) x 10'05" max 9'01" min: Pvc double glazed bay window to fore, space for lounge suite, vertical radiator, door back to entrance hall and access is provided into:

Fitted Breakfast Kitchen: 16' x 9'01": Matching base units offering sleek push touch openings for additional storage with drawers and cupboards, a variety of integrated appliances including fridge/freezer, separate singular fridge, dishwasher, oven, combination grill and microwave having warming drawer below, roll edged Corian work surfaces with inset one and a half sink unit, four ring electric induction hob with extractor canopy over, matching upstands, door to utility, access back to reception room and into:

Rear Conservatory: 9'06" x 9'02": Pvc double glazed windows to rear, space for dining table and chairs, access is provided back into kitchen.

Utility: 5'07" x 5'05": Pvc double glazed cottage style door opening into rear garden, matching base units with recess below for washing machine, roll edged work surfaces with rounded sink unit, tiled splashbacks, door to kitchen and to:

Guest Cloakroom/W.C.: Suite comprising low level w.c. and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to utility.

Stairs & Landing To First Floor: Doors open into a family lounge, bathroom and bedroom three, radiator, stairs off to second floor.

Family Lounge: 15'01" x 12'03" (into bay) 10'06" min: Pvc double glazed bay window and single window to side looks to fore, space for complete lounge suite, radiator, door back to landing.

Bedroom Three: 13'01" x 8'08": Pvc double glazed windows to rear, built in wardrobe, fitted dressing area/crafts point, space for double bed and complimenting suite, radiator, door back to landing.

Family Bathroom: Suite comprising bath, vanity wash hand basin and low level w.c., ladder style radiator, tiled splashbacks, door back to landing.

Stairs And Landing To Second Floor: Doors open into bedroom one and two, as well as an airing cupboard, radiator.

Bedroom One: 13'08" x 10'02": Pvc double glazed window to fore, built in double wardrobes, space for double bed and complimenting suite, radiator, door back to landing and into:

En-suite Shower Room: Suite comprising step in shower cubicle with glazed splash screen door to fore, low level w.c. and pedestal wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to bedroom.

Bedroom Two: 13'01" x 8'11": Pvc double glazed windows to rear, built in double wardrobes, space for double bed and complimenting suite, radiator, door back to landing.

Rear Garden: Timber decking advances from the cottage style pvc door and leads into lawn, mature shrubs line the gardens border with access being given into a timber built shed, a paved path progresses to the side and provides walk way to a single garage:

Garage: Please check suitability for your own vehicle: 8'11" x 8'05": Initial storage area is provided with a single door opening into further garage space: 8'09" x 8'07" Up and over garage door to fore, single door back to rear garage.





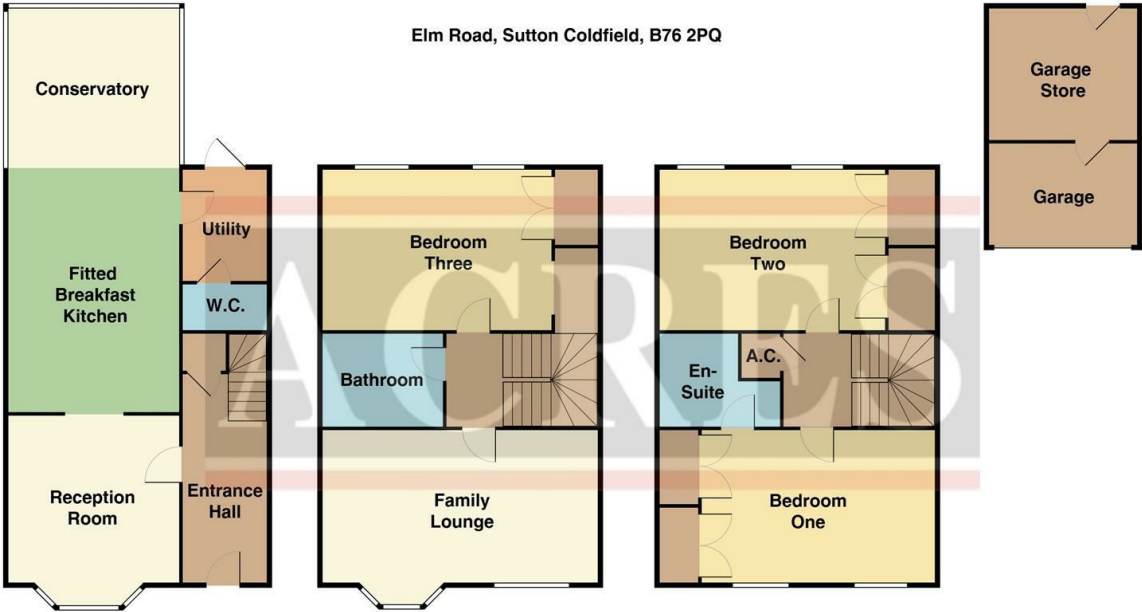


TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

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		



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.