

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Traditional, extended, three bedroomed semi detached
- Well-appointed family bathroom
- Extended breakfast kitchen through family area
- Attractive dining room
- Charming lounge with log burning stove
- Guest cloakroom/WC, utility & boot room
- Mature & private rear garden
- Multivehicle drive with 'Pod Point' EV charging
- Excellent position close to amenities
- Walking distance to well-regarded schooling



**WALMLEY ROAD, WALMLEY, B76 2PR - OPEN TO OFFERS £425,000**

Nestled in the heart of Walmley & occupying a charming, convenient position, this traditional & thoughtfully extended, three-bedroomed freehold family home presents an exceptional opportunity for buyers seeking comfort, practicality & scenic surroundings. Just a short walk from well-regarded schools for all ages, the property also enjoys the privilege of being directly adjacent to the stunning New Hall Nature Valley offering immediate access to tranquil walks & outdoor recreation right from the doorstep. Walmley itself is a thriving community offering a wide array of essential amenities, including grocery stores, dining venues & beauty services, all within easy reach. Regular bus services add to the home's appeal by providing simple & reliable connections to nearby towns & Birmingham city centre. Internally, the home boasts a welcoming & delightful entrance hall, leading to a guest cloakroom/WC, a cosy family lounge featuring a superb log-burning stove, & a separate dining room which flows effortlessly into an extended family area, ideal for relaxing or entertaining. The heart of the home is an impressive breakfast kitchen, perfect for modern family living, further complemented by a utility & boot room for everyday convenience. Upstairs, accessed via a recently renewed & carpeted stairwell, are three well-proportioned double bedrooms, all serviced by a stylish family bathroom. The home is warmed by gas central heating & benefits from PVC double glazing (both where specified), enhancing comfort & energy efficiency throughout. A further bonus is the installation of an EV 'Pod Point' charger, catering to the needs of environmentally conscious homeowners. Outside, the property is approached via a multi-vehicular gravel driveway while the rear garden offers a blend of timber decking & lawned space, ideal for alfresco dining, entertaining, or simply unwinding in a peaceful setting. We highly recommend an internal viewing to fully appreciate this fantastic home. EPC TBC.

Set back from the road behind a gravel multi vehicular drive with electric vehicle pod point, access is gained into the accommodation via a PVC double glazed obscure door into:

**TRADITIONAL ENTRANCE HALL:**

Stripped traditional doors open to lounge, guest cloakroom / WC and dining room, radiator, tiled flooring, stairs off to first floor.

**FAMILY LOUNGE: 14'06 (into bay) x 11'10 max / 11'00 min:**

PVC double glazed bay window to fore, space for complete lounge suite, log burning stove set upon a slate hearth having matching surround and timber mantel over, radiator, door back to entrance hall.

**DINING ROOM: 11'10 x 10'11:**

PVC double glazed window to side, space for dining table and chairs, radiator, traditional stripped doors back to hall and into a fitted breakfast kitchen, access is provided to family area.

**FITTED BREAKFAST KITCHEN: 27'00 (partly through family room) x 8'07:**

Matching wall and base units with integrated dishwasher, fridge / freezer and oven with grill over, Quartz edged work surfaces with matching upstands, having integral five ring gas hob with extractor canopy over, one and a half inset stainless steel sink unit with draining grooves cut to side, a traditional stripped door opens back to dining area, access is provided directly to:

**FAMILY AREA: 18'08 x 13'05:**

PVC double glazed bi-folding doors to rear garden, space for complete lounge suite, sun tunnels into roof space, a door opens to utility, access is provided back to breakfast kitchen and dining room.

**UTILITY: 14'05 x 4'05:**

PVC double glazed door to rear, matching wall and base units with recesses for fridge / freezer, washing machine and dryer, edged work surface with stainless steel sink drainer unit, tiled splashbacks, radiator, door back to family area and a glazed timber door opens to:

**BOOT ROOM: 7'06 x 4'00:**

PVC double glazed obscure door to fore, radiator, space for cloaks storage, obscure glazed timber door opens back to utility.

**GUEST CLOAKROOM / WC:**

PVC double glazed obscure window to fore, suite comprising low level WC and corner wall-mounted wash hand basin, tiled splashbacks, access to under stairs storage, door back to entrance hall.

**STAIRS & LANDING TO FIRST FLOOR:**

PVC double glazed obscure window to fore, renewed carpet provides access to the first floor, three stripped traditional doors open to double bedrooms and a sliding door opens to bathroom.

**BEDROOM ONE: 11'11 x 10'00:**

PVC double glazed window to fore, built-in wardrobes, space for double bed and complimenting suite, radiator, door back to landing.

**BEDROOM TWO: 11'11 x 10'11:**

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

**BEDROOM THREE: 11'11 x 8'06:**

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

**FAMILY BATHROOM:**

PVC double glazed obscure window to side, suite comprising P-shaped bath with curved splash screen door to side, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, sliding door back to landing.

**REAR GARDEN:**

Timber decking advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's perimeter, access is given to a gravel social and entertaining area at the rear of the garden, with access being gained back into the home via PVC double glazed bi-folding doors to family area and a side PVC double glazed door to utility.





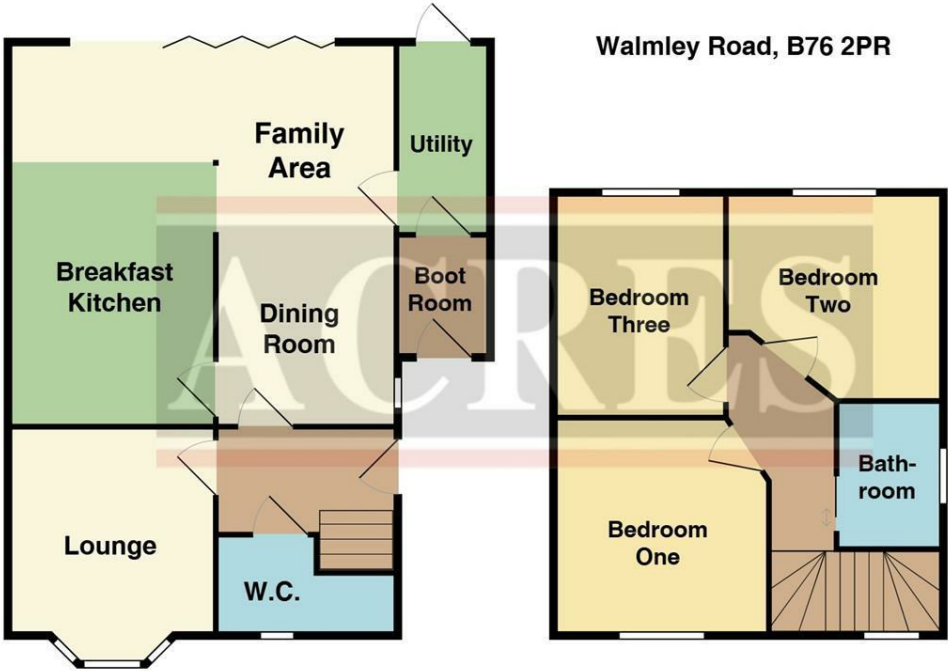


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** D

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.