

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Three bedroomed, semi detached, extended home
- Superb family bathroom
- Attractive dining room to fore
- Rear lounge leading to kitchen
- Extended breakfast kitchen with island
- Utility & guest cloakroom/WC
- Multivehicle drive to fore with EV point
- Garage/store with electric door
- Delightful, modern garden
- Close to well-regarded schooling



FROGGATTS RIDE, WALMLEY, B76 2TQ - OFFERS IN THE REGION OF £385,000

This beautifully extended, converted, three-bedroomed, freehold semi-detached family home is superbly positioned in a desirable Sutton Coldfield location, offering modern, stylish interiors & thoughtfully designed living space throughout. Set within the catchment for highly-regarded local schools catering to children of all ages, the property is ideal for families seeking both practicality & contemporary comfort. Located on the ever-popular Froggatts Ride, the home benefits from excellent local amenities. A wide array of shops, beauticians, grocery stores & a public house can be found nearby in Walmley village, while everyday essentials are readily available at the convenient retail junction of Hollyfield Road & Reddicap Heath Road. Commuters will appreciate the frequent & accessible bus services, offering straightforward travel to surrounding towns & Birmingham city centre. The property benefits from gas central heating & PVC double glazing (both where specified), & further boasts modern upgrades including a Hive electric vehicle charging point & an electrically-operated garage/store door. Internally, the home offers a spacious and welcoming deep entrance hall, a charming dining room to the front elevation & a rear lounge that flows seamlessly into a stunning extended & refitted breakfast kitchen. This contemporary space features a skylight, central kitchen island, & sleek cabinetry — perfect for both everyday family life & entertaining. A separate utility space & guest cloakroom/WC add to the practicality of the ground floor layout. To the 1st floor, 3 beautifully-presented bedrooms include a master with built-in cupboard storage, all of which are serviced by a superbly-appointed family bathroom. Externally, the home enjoys a smart block-paved driveway providing ample parking & access to the garage/store. To the rear, timber decking leads from the property to a well-maintained lawn & a bark-chipped soft play area. Internal viewing is highly recommended. EPC TBC.

Set back from the road behind a multi vehicular block paved renewed drive with mature, well-tended shrubs to sides, a Hive electric vehicle charging point is provided, with access being given into the accommodation via a PVC double glazed obscure composite door with window to side, into:

DEEP ENTRANCE HALL:

Doors radiate to under stairs storage, dining room and fitted breakfast kitchen / lounge, radiator, tiled flooring, stairs off to first floor.

DINING ROOM: 13'01 x 10'07:

PVC double glazed window to fore, space for a complete dining table and chairs, radiator, door back to entrance hall.

REAR LOUNGE LEADING TO BREAKFAST KITCHEN: 17'00 x 10'09 max:

PVC double glazed windows to rear, column radiator, tiled and laminate flooring, door back to entrance hall and access is provided directly into an:

EXTENDED FITTED BREAKFAST KITCHEN: 17'05 x 8'00:

PVC double glazed windows to rear having French doors opening to side patio, matching wall and base units with integrated dishwasher, wine fridge and oven with grill over, recess for free-standing fridge / freezer, edged granite work surfaces with matching upstands offering integral sink unit with draining grooves cut to side, a kitchen island provides four ring electric induction hob with extractor over and space for bar stools, tiled flooring, double glazed skylight over, access is provided back to lounge area and into:

UTILITY: 7'09 x 4'00:

Wall and base unit providing space internally for washing machine, edged work surface with recess below for fridge, tiled flooring, access back to breakfast kitchen and door opens into:

GUEST CLOAKROOM / WC:

Suite comprising vanity wash hand basin and low level WC, roll edged work surface over, tiled splashbacks and flooring, door back to utility.

STAIRS & LANDING TO FIRST FLOOR:

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

BEDROOM ONE: 13'01 x 9'07:

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

BEDROOM TWO: 11'02 x 10'07:

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

BEDROOM THREE: 9'00 x 7'02 max:

PVC double glazed window to fore, radiator, built-in over-stairs storage, door back to landing.

FAMILY BATHROOM:

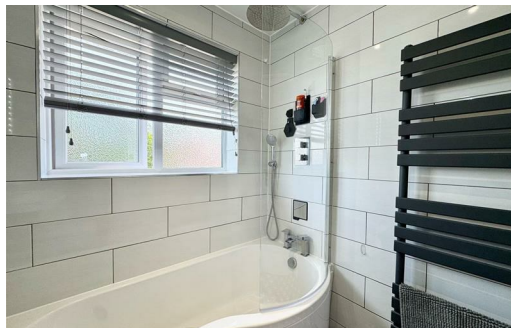
PVC double glazed obscure window to rear, suite comprising P-shaped bath with glazed splash screen door to side, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN:

Timber decking advances from the accommodation and leads to lawn, enclosed by timber sleepers, a play area is provided for children, having a bark chipped surface, mature shrubs and bushes together with well-tended timber fencing line and privatise the property's perimeter with access being given back into the home via PVC double glazed French doors to kitchen.

GARAGE / STORE: (Please check suitability for your own vehicle use): 8'11 x 8'01:

Electric up and over garage door to fore.

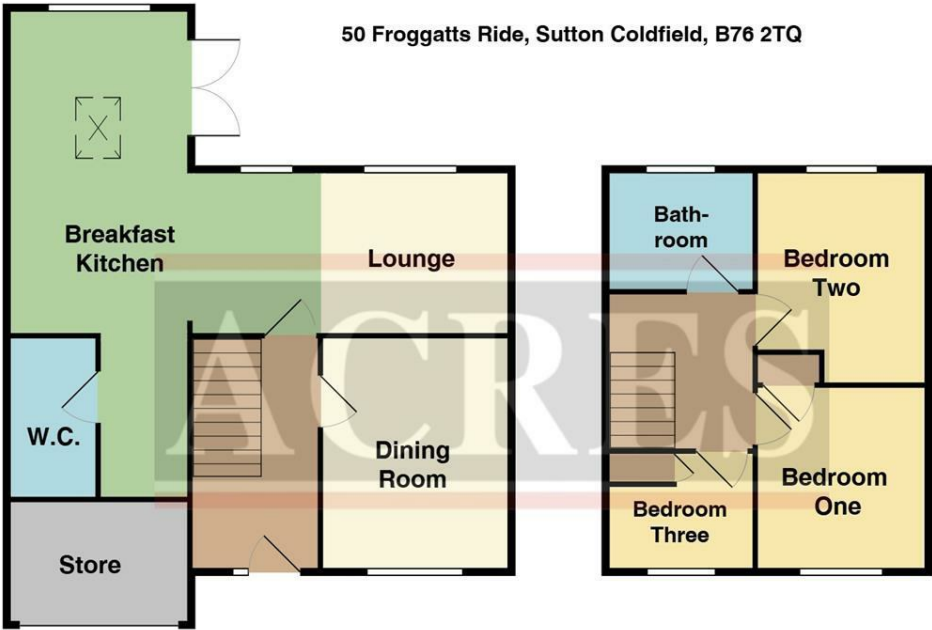


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 313 2888

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.