

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Two bedroomed semi detached traditional family home
- Two good-sized double bedrooms
- Charming lounge through dining area with traditional features
- Attractive fitted breakfast kitchen
- Comprehensive family bathroom
- Beautiful rear garden with pond and rockery area
- Rear garage and off-road track
- Multi vehicular drive to fore
- Beautifully presented throughout
- Great location close to Walmley village



EACHELHURST ROAD, WALMLEY, B76 1DS - OFFERS OVER £325,000

Conveniently positioned in the heart of Walmley, this charming, traditional & tastefully decorated, two-bedroomed freehold family home presents an exceptional opportunity for buyers seeking comfort, practicality & scenic surroundings. With well-regarded schools for all ages within easy access, the property also enjoys the proximity to green space in Pype Hayes Park and 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 characterful family lounge through dining area, ideal for relaxing or entertaining and an attractive breakfast kitchen, perfect for modern family living. Exposed brickwork radiates up the staircase to a welcoming landing area leading to two well-proportioned double bedrooms, and 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. Outside, the property is approached via a multi-vehicular driveway and a generous, attractive rear garden offers a blend of lawned space, with rockery and pond area, with the addition of a paved patio perfect for alfresco dining, entertaining, or simply unwinding in a peaceful setting. A rear garage is accessed from an off-road track and the added convenience of a gardeners' WC is also offered. We highly recommend an internal viewing to fully appreciate this fantastic home. EPC TBC.

Set back from the road behind a multi vehicular drive with mature, well-tended bushes to fore and to side, privatising the property's border, access is given into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL:

Traditional doors open to kitchen and lounge / diner, understairs storage is provided, radiator, carpet well for initial entrance area, exposed brickwork radiates to the first floor.

LOUNGE THROUGH DINING ROOM: 26'04 x 11'01 max:

PVC double glazed bay window to fore, radiator, space for complete lounge suite and dining table with chairs, brick fireplace having a timber mantel over, traditional door back to entrance hall and a PVC double glazed door with windows to side opens to rear patio.

BREAKFAST KITCHEN: 12'10 x 9'10:

PVC double glazed window to rear having an obscure glazed door with window to side, matching wall and base units with recesses for washing machine, dishwasher and fridge / freezer, integrated oven, roll edged work surfaces with sink drainer unit, four ring electric hob having extractor canopy over, tiled splashbacks, space for breakfast table, vertical radiator, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR:

PVC double glazed window to fore, exposed brickwork leads up the stairs and to traditional doors opening to two bedrooms and a family bathroom.

BEDROOM ONE: 12'09 x 11'02:

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

BEDROOM TWO: 10'11 x 10'10:

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

COMPREHENSIVE FAMILY BATHROOM:

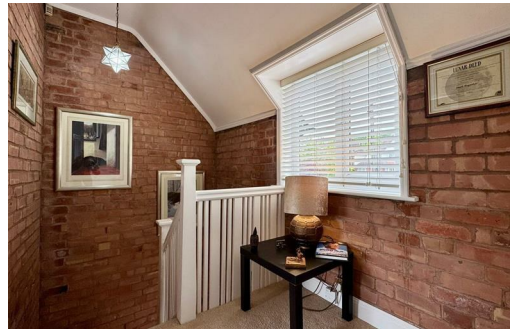
PVC double glazed obscure window to rear, suite comprising bath, shower with glazed splash screen doors to side, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, doors open to storage and traditional door back to landing.

REAR GARDEN:

A paved patio advances from the accommodation and leads to large lawn which is beautifully maintained and leads to a rear rockery section with pond, timber fencing lines the property's border with access being given to an outside gardener's WC and a:

REAR GARAGE: (Please check suitability for your own vehicle use):

Garage door to rear, a side timber gate opens back to the garden, access is provided to off-road track.

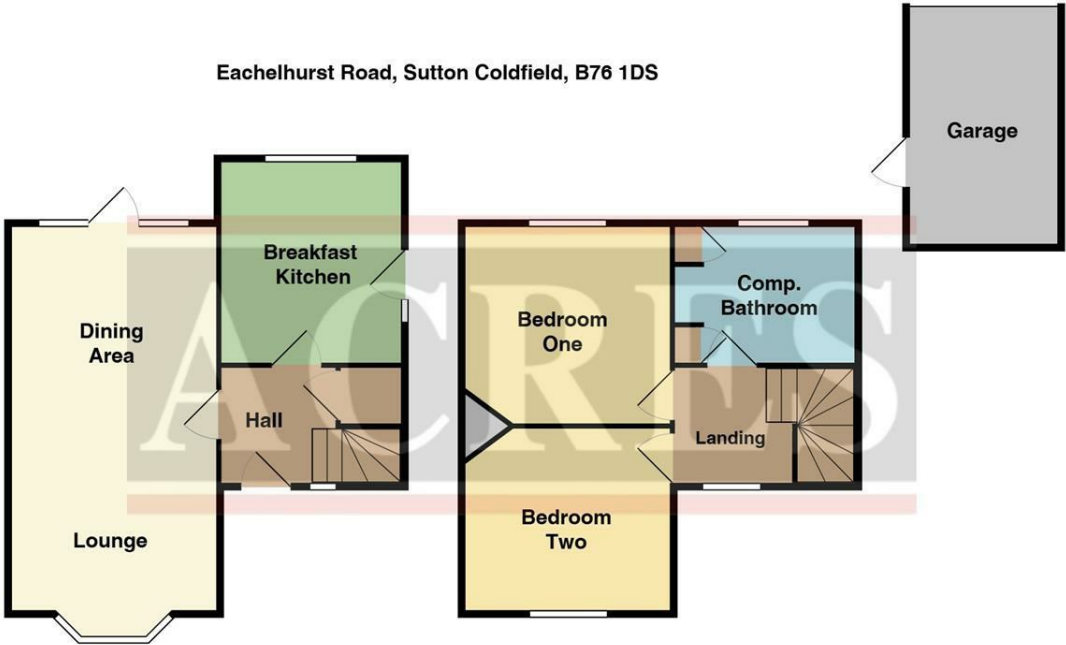


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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) 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.