

ACRES

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- Four, double bed roomed detached home
- Master boasting en-suite shower room
- Well appointed family bathroom
- Spacious lounge with box bay window
- Attractive rear dining room
- Impressive breakfast kitchen with adjoining utility
- Single garage & an EV 'Pod Point' charging station
- Multi vehicular drive to fore
- Well-tended rear garden with patio area
- Popular development in Walmley close to schooling



ARUN WAY, WALMLEY, B76 2BQ - OFFERS IN THE REGION OF £525,000

Set within a highly sought-after & centrally located estate in the heart of Walmley, this deceptively spacious & beautifully maintained four-bedroomed, detached family home offers generous accommodation plus future potential. Ideally positioned within walking distance of several well-regarded schools, the property is perfect for growing families seeking both convenience & comfort. Walmley boasts a variety of shopping amenities, local facilities, & daily essentials along its popular high street. From hairdressers & grocers to a welcoming public house, everything needed for day-to-day living is within easy reach. Excellent transport links, including regular bus services, ensure quick & easy access to nearby areas such as Wylde Green, Sutton Coldfield, & Birmingham city centre. The home benefits from gas central heating & PVC double glazing (both where specified), & the layout has been carefully maintained with scope for redevelopment to suit individual needs. The accommodation comprises a welcoming porch & entrance hall, a guest cloakroom/WC, a spacious family lounge with an attractive box bay window, a separate rear dining room, & an impressive breakfast kitchen with adjoining utility. Upstairs, 4 well-proportioned double bedrooms are provided, with the master benefitting from an en-suite shower room. A stylish & well-appointed family bathroom completes the internal accommodation. Outside, the property features a generous block-paved driveway offering multi-vehicle parking & access to a single garage, equipped with an electric up-&-over door & an EV 'Pod Point' charging station. To the rear, a paved patio leads to a neatly maintained lawn framed by mature, well-tended shrub borders—an ideal space for outdoor entertaining or relaxing with family. This superb family home combines space, flexibility, and a prime location, making it a rare find in today's market. Early internal inspection is strongly recommended to fully appreciate the opportunity on offer. EPC TBC.

Set back from the road behind a multi vehicular block paved drive with lawn and mature, well-tended shrubs and bushes to side, an electric vehicle Pod point charger is provided, with access being gained into the accommodation via a PVC double glazed door into:

PORCH:
An internal PVC double glazed obscure door opens to:

ENTRANCE HALL:
Doors to lounge, fitted breakfast kitchen and guest cloakroom / WC, radiator, stairs off to first floor.

FAMILY LOUNGE: 17'09 (into bay) x 14'04 max / 10'07 min:
PVC double glazed box bay window to fore, space for complete lounge suite, radiator, door back to entrance hall and door to:

DINING ROOM: 10'02 x 9'06:
PVC double glazed French doors open to rear garden, space for dining table and chairs, radiator, door back to lounge and door opens to:

FITTED BREAKFAST KITCHEN: 15'04 x 10'02:
PVC double glazed windows to rear, matching wall and base units with built-in dishwasher, microwave, oven with grill over and coffee machine, recess for free-standing American-style fridge / freezer, roll edged work surface with five ring electric hob having extractor canopy over, one and a half sink drainer unit, tiled splashbacks, breakfast area is provided with stools, doors back to entrance hall and dining room, further door opens to:

UTILITY: 7'09 x 6'03:
PVC double glazed door opens to side, matching wall and base units with recess below for washing machine, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, door to kitchen and to garage.

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

STAIRS & LANDING TO FIRST FLOOR:
Motion-sensor LED lighting leads to landing, doors open to four bedrooms, a family bathroom and airing cupboard.

BEDROOM ONE: 12'09 x 10'08:
PVC double glazed window to rear, space for double bed and complimenting suite, radiator, built-in wardrobe, door back to landing and to:
ENSUITE SHOWER ROOM:
PVC double glazed obscure window to side, suite comprising corner shower cubicle with glazed splash screen doors to fore, pedestal wash hand basin and low level WC, panelled splashbacks, ladder style radiator, door back to bedroom.

BEDROOM TWO: 15'04 x 11'07 max / 5'02 min:
PVC double glazed windows to fore, built-in wardrobes, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 10'09 x 7'04:
PVC double glazed window to rear, space for double bed and complimenting suite, built-in wardrobe, radiator, door back to landing.

BEDROOM FOUR: 10'00 x 9'09:
PVC double glazed window to fore, radiator, space for double bed and complimenting suite, door back to landing.

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

REAR GARDEN:
A paved patio advances from the accommodation and leads to lawn, delightful borders encompass the home's perimeter with access being given back to the property via doors to dining room and utility.

SINGLE GARAGE: 10'08 x 7'07: (Please check suitability for your own vehicle usage):
An electric up and over garage door is provided to fore.

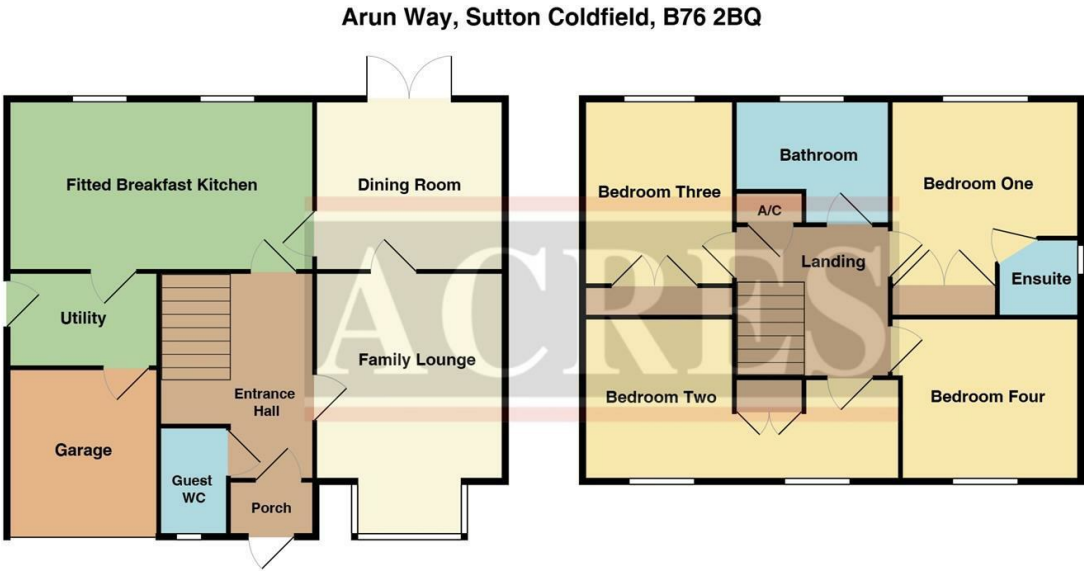


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : 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.