

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Three bedroomed, semi detached family home
- Well-appointed family bathroom
- Delightful lounge with bay window
- Impressive breakfast area with patio doors
- Extended fitted kitchen through to utility
- Gravel, multivehicle drive to fore with garage/car port
- EV charging point available
- Substantial rear garden with mature shrubs
- Sizeable rear garden room
- Fantastic position close to an array of amenities



WALMLEY ROAD, WALMLEY, B76 2PR - ASKING PRICE £450,000

Nestled on a highly sought-after road in Walmley, this traditional, three-bedroomed, semi-detached family home presents an exceptional opportunity for those seeking a well-located property with immense potential for internal customisation & future extension (STPP). Perfectly positioned within walking distance of Walmley's excellent local amenities, residents will enjoy easy access to a range of daily conveniences including supermarkets, pharmacies, hairdressers & more, alongside the charm & tranquillity of New Hall Valley's natural landscape offering scenic walks & outdoor leisure right on the doorstep. Internally, the home is enhanced by gas central heating & PVC double glazing (both where specified), offering a warm & energy-efficient environment. The welcoming entrance hall leads through to a generous family lounge, complete with an attractive bay window that allows for an abundance of natural light. To the rear, an inviting breakfast area flows seamlessly into the extended kitchen, ideal for modern family living with a practical utility space adjoining the kitchen. The 1st floor hosts 3 generously sized double bedrooms, offering comfortable accommodation, & a well-appointed family bathroom designed with both style & functionality in mind. Upon approach, the property boasts a wide gravelled driveway with ample space for multiple vehicles & the added benefit of an EV charging point. A single garage/car port provides further parking or storage solutions. The rear garden is a true highlight — a substantial & private space, largely laid to lawn, bordered with mature shrubs & bushes for added privacy. At the garden's end, a discreet & charming garden room with a covered patio provides an ideal spot for alfresco dining or year-round entertaining. With excellent local schooling & a strong community atmosphere, this property is perfectly suited to growing families or buyers looking to add their own stamp to a characterful home. Internal viewing essential. EPC Rating D.

Set back from the road behind a multi vehicular gravelled drive with well-tended, mature conifers to perimeters, an electric vehicle charging point is provided and access is gained into the accommodation via an obscure glazed door into:

ENTRANCE HALL:

A stained obscure leaded window is provided to fore, radiator, tiled flooring, doors open to lounge and to breakfast kitchen, stairs off to first floor.

FAMILY LOUNGE: 14'04 x 10'10:

PVC double glazed bay window to fore, a cast iron style fireplace is provided, with granite hearth and contrasting period mantel over, fitted alcove units with shelving and storage below, radiator, space for complete lounge suite, door back to entrance hall.

BREAKFAST AREA: 19'11 (through to kitchen) x 11'10 max:

PVC double glazed French doors to rear, opening to patio, obscure window to side, column radiator, space for dining table and chairs, door back to entrance hall and access is provided into:

FITTED KITCHEN: 19'06 x 7'04:

PVC double glazed windows to side with door opening to rear garden, matching wall and base units with recesses for Rangemaster, dishwasher and American-style fridge / freezer, edged work surfaces consisting of granite and timber, inset Belfast sink, extractor canopy over, matching upstands and tiled flooring, radiator, access back to breakfast area and a glazed door opens to:

UTILITY: 6'08 x 5'05:

PVC double glazed window to side, matching wall and base units with recesses for washing machine and dryer, roll edged timber work surfaces with stainless steel sink unit, matching upstands, tiled flooring, door back to kitchen.

STAIRS & LANDING TO FIRST FLOOR:

A stained, obscure leaded window is provided to fore, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 12'00 x 10'00:

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

BEDROOM TWO: 11'10 x 10'10:

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 bath with splash screen door, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN:

A paved patio advances from the accommodation and provides access to a rear coal store, lawn together with mature shrubs, bushes and trees line and privatise the property's perimeter, with access also being given into a:

DISCRETE GARDEN ROOM: 22'01 x 12'05:

PVC double glazed windows and sliding patio doors open to a garden patio offering varying uses with electric and internet access.

CAR PORT / POTENTIAL GARAGE: 16'06 x 7'01: (please check suitability for your own vehicle use):

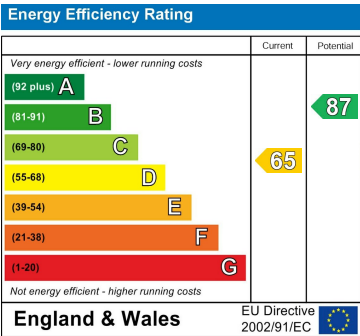
50/50 split doors open to fore, a glazed timber door opens to rear garden.



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



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.