

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- Four bed roomed, extended, semi detached family home
- Well appointed bathroom
- Spacious lounge into rear conservatory
- Attractive dining room
- Fitted breakfast kitchen with utility off
- Office/study and garden room
- Downstairs shower room
- Tarmac multivehicle drive to fore
- Delightful rear garden
- Excellent position close to amenities



WALMLEY ROAD, WALMLEY, B76 2PN - OPEN TO OFFERS £400,000

Occupying a set-back position along a popular & convenient Walmley location, this extended & beautifully presented, four-bedroomed, freehold family home offers spacious & versatile living accommodation, alongside superb potential for further personalisation. Ideal for growing families, the property enjoys a prime setting within walking distance of Walmley's broad selection of everyday amenities, including shops, pharmacies & essential services, with excellent transport links, reputable schooling for all age groups & the picturesque New Hall Valley Nature Reserve all close at hand. Internally, the home benefits from gas central heating & PVC double glazing (both where specified), & opens with a deep & welcoming entrance hall. The layout flows into a cosy family lounge that extends into a bright rear conservatory, ideal for relaxing or entertaining. A separate dining room offers formal eating space, while the fitted breakfast kitchen provides a central hub for family life, seamlessly connecting to a versatile garden room, which benefits from an adjoining shower room — perfect for use as a guest area or flexible living space. A practical utility room is also provided, with an office/study leading off, ideal for those working from home. To the 1st floor, the home boasts 4 generously proportioned bedrooms, each featuring fitted wardrobes to maximise space & storage. Of particular note, bedroom 1 is accessed via the 4th bedroom, currently used as a family area but offering the potential to reconfigure & separate, creating 2 fully independent bedrooms if desired — perfect for tailoring the space to suit personal needs. Externally, the home is approached via a tarmac driveway offering ample parking, framed by neat lawns & mature shrub borders. To the rear, a paved patio extends from the property leading to a well-maintained lawn, with thoughtfully planted bushes ensuring a private & tranquil outdoor setting. Early internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a multi vehicular tarmac drive with mature, well-tended bushes and shrubs to perimeters, access is gained into the accommodation via a timber obscure glazed door into:

DEEP ENTRANCE HALL:

A leaded obscure stained window leads to study, doors open to lounge and dining room, a glazed door with windows to side opens to breakfast kitchen, radiator, stairs off to first floor.

DINING ROOM: 14'06 (into bay) x 12'00 max / 11'11 min:

PVC double glazed leaded bay window to fore, space for dining table and chairs, recess for fireplace, radiator, door back to entrance hall.

REAR LOUNGE: 12'00 x 11'11:

An electric log-effect fire set upon a matching hearth with surround and mantel, space for complete lounge suite, door back to entrance hall and access is provided into:

REAR CONSERVATORY: 11'10 x 10'09:

PVC double glazed windows and French doors open to rear, access is provided back to rear lounge.

BREAKFAST KITCHEN: 16'03 x 8'00:

PVC double glazed window to rear, single glazed windows overlook garden room, matching wall and base units with recesses for cooker and fridge, roll edged work surfaces with one and a half stainless steel sink drainer unit, extractor canopy over, tiled splashbacks and flooring, radiator, space for breakfast table and chairs, glazed door with windows to side opens back to entrance hall, glazed doors to garden room and single door to:

UTILITY: 9'09 x 8'11:

Matching wall and base units with recesses for washing machine, fridge / freezer and dishwasher, Belfast sink, door back to breakfast kitchen and an obscure glazed door opens to:

OFFICE / STUDY: 9'08 x 9'01:

PVC double glazed leaded window to fore, radiator, an obscure, stained, leaded glass window overlooks hall, obscure door back to utility.

GARDEN ROOM: 9'07 x 9'04:

Glazed windows and French doors open to rear garden, tiled flooring, glazed door back to breakfast kitchen and door to:

SHOWER ROOM:

Suite comprising step-in shower cubicle, low level WC and wall-mounted wash hand basin, tiled splashbacks and flooring, window to garden.

STAIRS & LANDING:

Velux double glazed skylight over, doors open to three bedrooms and a family bathroom.

BEDROOM ONE (LOUNGE LEADING TO BEDROOM):

LOUNGE: 17'06 x 11'02:

PVC double glazed leaded windows to fore, fitted wardrobes, space for complete lounging suite, radiators, opportunity to convert into fourth bedroom, door back to landing and door to:

BEDROOM: 13'00 x 9'08:

PVC double glazed window to rear, space for double bed and complimenting suite, fitted wardrobes, radiator, door back to lounge area.

BEDROOM TWO: 14'07 (into bay) x 12'00 max / 10'11 min:

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

BEDROOM THREE: 12'01 x 10'11:

PVC double glazed window to rear, space for double bed and complimenting suite, built-in wardrobes, radiator, 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, low level WC and pedestal wash hand basin, radiator and ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN:

A paved patio advances from the accommodation and progresses to lawn, in tandem with the front garden, shrubs and bushes line the property's border and privatise the accommodation, with access being given back into the home via doors to conservatory and to garden room.

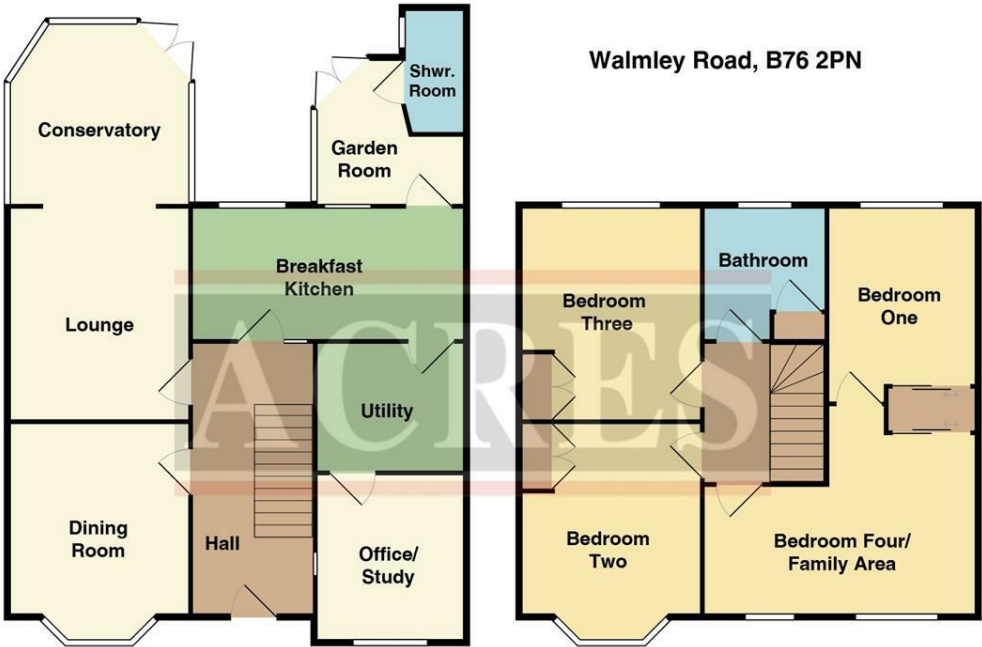
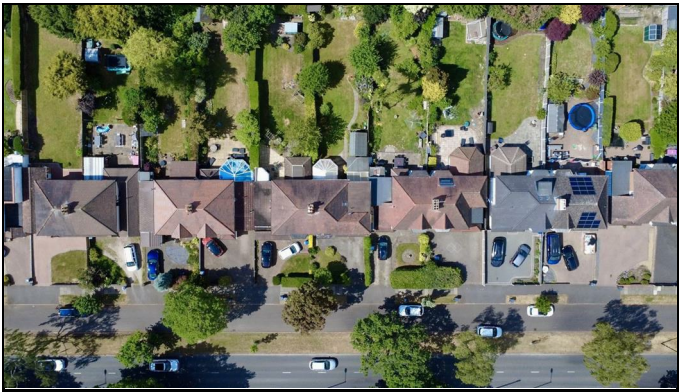


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.