

ACRES

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

- Two bed roomed, freehold family home
- Superb family bathroom
- Spacious lounge with understairs store
- Impressive fitted breakfast kitchen
- Multivehicle drive
- Single garage
- Delightful rear garden with patios
- Vast potential for extension (stpp)
- Attractive position close to amenities
- Well-regarded schooling nearby



BATES CLOSE, WALMLEY, B76 1TL - OFFERS IN THE REGION OF £300,000

Set within a quiet and highly sought-after cul-de-sac, this delightfully well-positioned, two-bedroomed, freehold end-of-close family home offers outstanding potential for extension and redevelopment (subject to the necessary planning permissions). Meticulously maintained by its current owners, the property presents an ideal opportunity for a wide range of buyers — from first-time purchasers and investors to those looking to upsize or downsize. Tucked away in a discreet spot on a popular residential estate, the home enjoys excellent connectivity to neighbouring boroughs, with a wealth of nearby shopping facilities and amenities ensuring day-to-day convenience. Families will also appreciate the access to well-regarded local schools, making this an appealing option for those with younger children. The property benefits from modern comforts including gas central heating and PVC double glazing (both where specified), further enhancing its move-in-ready appeal. Internally, the accommodation briefly comprises a welcoming entrance hallway, a bright and spacious family lounge with useful understairs storage, and a stylish fitted breakfast kitchen featuring ample space for dining. Upstairs, two generously-proportioned double bedrooms are complemented by an impressive family bathroom; the master bedroom is further enhanced by sleek, built-in sliding mirrored wardrobes. Outside, a generous multi-vehicle driveway leads to a single garage, while the rear garden is a true highlight — offering a sun-drenched setting with both paved and timber-decked areas, perfect for summer socialising and entertaining. With its combination of a prime location, excellent upkeep and exciting development potential (STPP), this home truly warrants internal viewing to be fully appreciated. EPC Rating C.

Set back from the road behind a shared road, access is provided to the property via a tarmac drive offering space for multiple vehicles, with access being gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL:

Glazed door opens to family lounge, radiator, stairs off to first floor.

FAMILY LOUNGE: 13'04 x 10'03:

PVC double glazed bow window to fore, space for complete lounge suite, radiator, access to under stairs storage and glazed doors open back to entrance hall and into:

SUPERB FITTED BREAKFAST KITCHEN: 13'02 x 9'02:

PVC double glazed French doors with windows to side open to rear garden, matching wall and base units with integral fridge, dishwasher, oven and microwave, edged work surfaces with four ring electric induction hob having extractor canopy over, sink unit, column radiator, space for breakfast table, glazed door back to lounge.

STAIRS & LANDING TO FIRST FLOOR:

Doors open to two bedrooms, a well-appointed family bathroom and storage.

BEDROOM ONE: 13'03 x 9'04:

PVC double glazed windows to fore, radiator, space for double bed and complimenting suite, built-in sliding mirrored wardrobes, matching dressing table and bedside units, door back to landing.

BEDROOM TWO: 11'03 x 6'09:

PVC double glazed window to rear, 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 glazed splash screen door to side, low level WC and rounded vanity wash hand basin, tiled splashbacks, ladder style radiator, door back to landing.

REAR GARDEN:

Paving advances from the accommodation and leads to prominent lawn, mature, well-tended shrubs and trees line and privatise the property's perimeter with a secondary patio being offered to the rear and raised timber decking providing space for socialising and entertaining, access is given down to the side of the home and into:

SINGLE GARAGE: 16'10 x 8'04: (please check suitability for your own vehicle use):

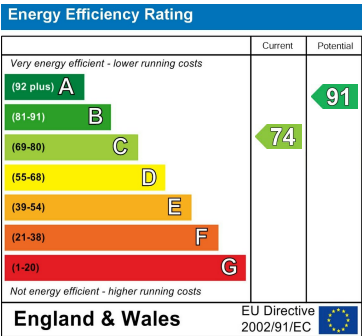
Up and over garage door to fore, glazed door opens back to rear garden., space for washing machine and freezer.



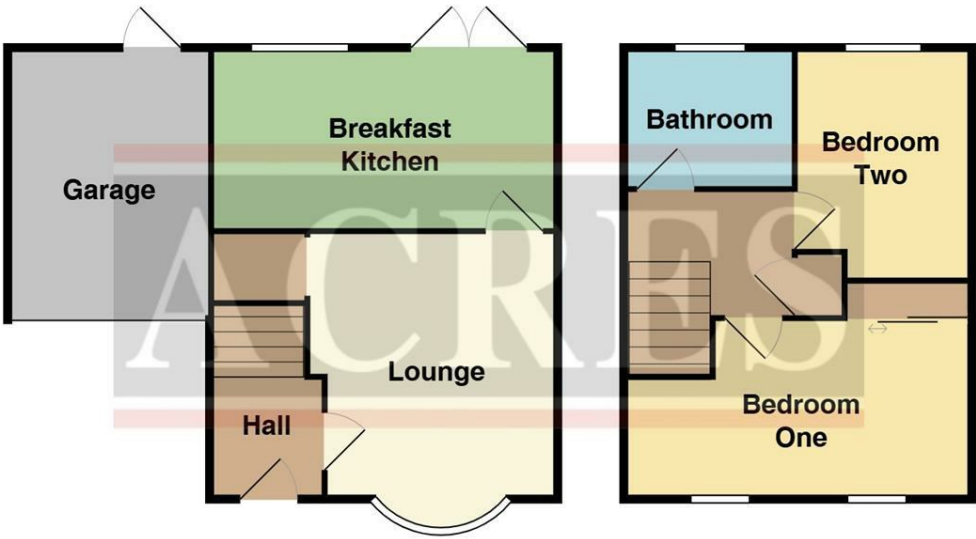
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 313 2888



Bates Close, Sutton Coldfield, B76 1TL



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.