

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Four bedroomed, detached family home
- En-suite shower room to master
- Well-appointed family bathroom
- Spacious lounge into a dining room
- Fitted breakfast kitchen
- Guest cloakroom/WC
- Double garage & Multivehicle drive to fore
- Delightful, private rear garden
- Excellent potential
- No onward chain



JUNIPER DRIVE, WALMLEY, B76 1GX - OFFERS AROUND £525,000

Set within the highly desirable Oak & Ash estate in Walmley, this four-bedroomed, detached freehold family home occupies a prime position that perfectly balances peaceful residential living with the convenience of a central location. Offering superb scope for personalisation & potential extension (STPP), this delightfully presented property represents a rare opportunity to acquire a spacious home in one of the area's most sought-after spots. Ideally placed within walking distance of a range of amenities, residents can enjoy the vibrant offerings of Walmley High Street, including shops, cafes, & essential services. Reputable local schooling is close by, making it an attractive choice for families, while frequent bus services provide effortless links to surrounding towns & Birmingham city centre. Internally, the property benefits from gas central heating & PVC double glazing (both where specified) & offers generous accommodation throughout. A welcoming porch leads into a deep entrance hallway, from which the beautiful family lounge extends to the rear, opening into a versatile dining room — ideal for entertaining or relaxed family meals. The fitted breakfast kitchen is both stylish & functional, & a guest cloakroom/WC completes the ground floor. Upstairs, the spacious feel continues with 4 well-proportioned bedrooms, each providing ample room for furnishings & flexibility of use. The master bedroom enjoys the added benefit of a private en-suite shower room, while the remaining 3 bedrooms are served by a bright & well-maintained family bathroom. Externally, the home is approached via a multi-vehicle driveway, framed by a well-kept lawn & a characterful focal tree. A double garage, accessed via 2 single up-&-over doors, offers excellent storage or conversion potential. To the rear, the garden provides a private & beautifully maintained outdoor space, with mature borders surrounding a lush lawn. Internal viewing is recommended to appreciate the possibilities. EPC TBC.

Set back from the road behind a block paved drive, access is gained into the accommodation via a PVC double glazed door windows to side into:

PORCH:

An internal obscure glazed door opens into:

ENTRANCE HALL:

Doors open into a family lounge, fitted breakfast kitchen, guest cloakroom/WC and garage, radiator, stairs to 1st floor.

FAMILY LOUNGE: 16'02 x 12'10:

PVC double glazed leaded bow window to rear, space for complete lounge suite, electric fire set on tiled hearth with brick surround, radiator, door back to entrance hall and double doors into:

DINING ROOM: 11'09 x 8'05:

PVC double glazed patio doors open to rear, radiator, space for dining table and chairs, obscure glazed window to breakfast room, double doors back to lounge.

FITTED BREAKFAST KITCHEN: 15'00 x 8'05:

PVC double glazed leaded window to fore and obscure door to side, matching wall and base units with recesses for washing machine, integrated oven, grill, fridge and dishwasher, edged work surface with one and a half stainless steel sink drainer unit, four ring gas hob with extractor canopy over, tiled splashbacks, door back to entrance hall.

GUEST CLOAKROOM /WC:

PVC double glazed leaded window overlooking porch, suite comprising low level WC and wall-mounted wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING:

PVC double glazed leaded window to side, doors open to four bedrooms, a family bathroom and airing cupboard.

BEDROOM ONE: 13'08 x 10'02:

PVC double glazed leaded window to rear, space for double bed and complimenting suite, fitted wardrobes, radiator, door back to landing and to:

ENSUITE SHOWER ROOM:

PVC double glazed leaded obscure window to side, suite comprising step-in shower cubicle, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 11'01 x 10'02:

PVC double glazed leaded window to rear, fitted wardrobes and bedside tables, recess for double bed, radiator, door back to landing.

BEDROOM THREE: 13'02 x 9'01:

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

BEDROOM FOUR: 8'02 x 7'03:

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

FAMILY BATHROOM:

PVC double glazed leaded obscure window to fore, suite comprising bath, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

REAR GARDEN:

Patio advances from the home and into beautifully maintained lawns, mature shrubs and bushes line and privatise the border with access also being given into:

DOUBLE GARAGE: 17'09 x 16'05: (Please check suitability for your own vehicle use):

Two up and over garage doors open to fore, an obscure leaded door opens back to rear garden and internal door to entrance hall.



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)

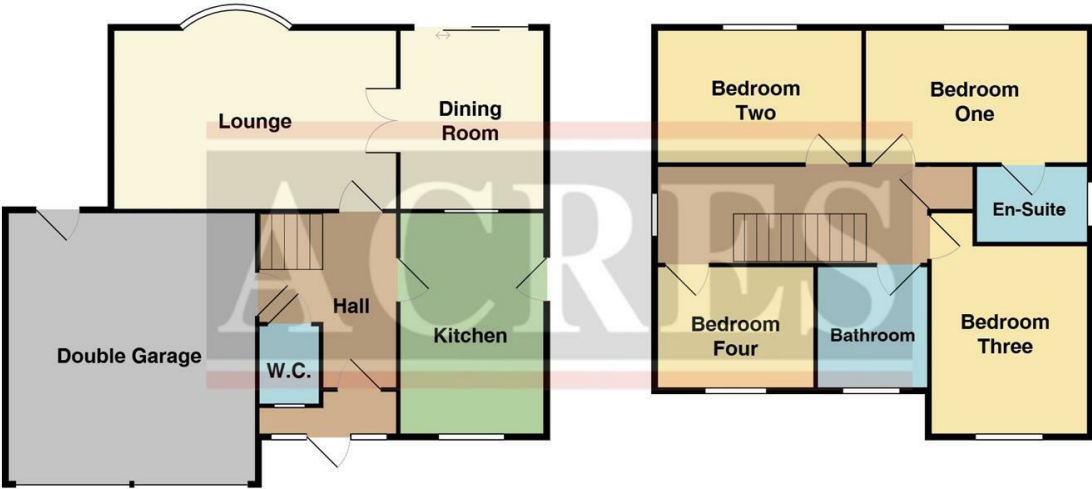
COUNCIL TAX : E

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		



Juniper Drive, Sutton Coldfield, B76 1GX



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.

