

ACRES

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



- ***CONSIDERABLE GARDEN***
- Three bedroomed, extended semi
- Fully comprehensive family bathroom
- Appealing family lounge
- Extended rear dining through family area
- Breakfast area leading to fitted kitchen
- Multivehicle drive to fore
- Single garage & guest W.C.
- Fantastic potential throughout with immediate move-in
- No onward chain



WALMLEY ROAD, WALMLEY, B76 2PN - PRICE GUIDE £400,000

Nestled in a desirable and well-connected part of Walmley, this impressive three-bedroomed, semi-detached freehold family home offers generously extended and deceptively spacious internal accommodation, perfectly suited to families and buyers seeking versatile living space. Set behind secure metal gates, the property boasts a multi-vehicle driveway and is ideally positioned close to highly regarded local schools, convenient commuter links, and an array of nearby amenities. Daily essentials are within walking distance, while more comprehensive facilities are easily accessible in nearby Minworth and Sutton Coldfield Town Centre. Excellent access to wider towns including Wylde Green further enhances its appeal. Benefiting from the provision of gas central heating and PVC double glazing (both where specified), the home opens with a welcoming porch and entrance hall, leading into an extended open-plan dining room that flows beautifully into a rear family area— ideal for entertaining or relaxing. A separate and dedicated family lounge, breakfast area, and a modern fitted kitchen overlooking the garden offer further living space, while a guest cloakroom/WC, useful side passage, and garage complete the ground floor layout. Upstairs, the first floor hosts three well-proportioned bedrooms and a fully fitted family bathroom, catering comfortably to the needs of a growing household. Outside, the rear of the property reveals a considerable, well maintained garden, laid mainly to lawn boasting mature shrubs and bushes to its perimeters, perfect for dining and entertaining, yet allowing scope for personalisation via a garden room, or extension of the original property without compromising on garden space (subject to planning permissions). To fully appreciate the accommodation on offer, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a multi-vehicular, block paved drive with lawn and mature shrubs set behind a brick-built perimeter with metal gate, access is gained into the accommodation via a PVC double-glazed door with windows to side into:

An internal glazed door opens into:

Deep entrance hall: PVC double glazed leaded stained glass window to side, doors to understairs storage and a glazed door opens to an extended dining room, radiator, stairs to first floor.

Dining room/family area: 21'11 x 11'11: PVC double glazed door and windows open to rear garden, gas coal effect fire set upon a granite hearth having matching surround and timber mantle over, radiator, space for dining table and chairs as well as lounge suite, glazed doors back to entrance hall and to breakfast area, glazed double doors open to:

Family Lounge: 14'5 (into bay) x 12' max, 11'11 min: PVC double glazed leaded bay window to fore, gas coal effect fire set upon a stone hearth with matching surround and mantle over, space for complete lounge suite, radiator, glazed double doors open back to dining room.

Breakfast area: 8'6 x 5'8: Door to under stairs storage, radiator, space for breakfast table, glazed door back to dining room and access is provided into:

Fitted kitchen: 13'5 x 8'9: PVC double glazed window to rear, matching wall and base units with integrated dishwasher, fridge, freezer, oven and grill, roll edged work surfaces with 4 ring gas hob and extractor over, stainless steel sink drainer unit, tiled splash backs and flooring, radiator, glazed door from breakfast area opens back to dining room and door to:

side passage: PVC double glazed door to rear garden, internal doors open to garage, kitchen, and:

Guest cloakroom/WC: Suite comprising low level WC and wash hand basin, radiator, door back to side passage.

Stairs and landing to first floor: PVC double glazed, obscure stained glass window to side, doors open to three bedrooms and a fully comprehensive family bathroom.

Bedroom One: 14'7 (into bay) x 12' max, 9'10 min: PVC double glazed leaded bay window to fore, built-in wardrobes, radiator, space for double bed and complementing suite, door back to landing.

Bedroom Two: 12' x 10'11: PVC double glazed window to rear, radiator, space for double bed and complementing suite, door back to landing.

Bedroom Three: 8'10 x 6'11: PVC double glazed leaded window to fore, radiator, space for bed and complementing suite, door back to landing.

Comprehensive family bathroom: PVC double glazed obscure window to rear, suite comprising bath, shower cubicle, low level WC and pedestal wash hand basin, radiator, tiled splash backs and flooring, door back to landing.

Rear Garden: Patio advances from the accommodation and leads to prominent lawn, mature shrubs and bushes line and privatise the property's perimeter with access being given back into the accommodation via PVC double-glazed doors to family area and to side passage.

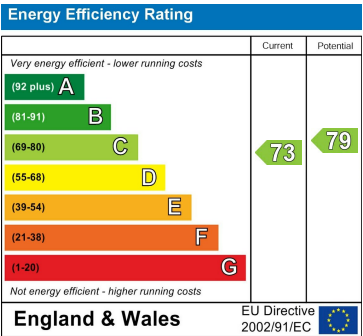
Garage: 16' x 9'11: (please check suitability for your own vehicle) Up and over garage door fore.



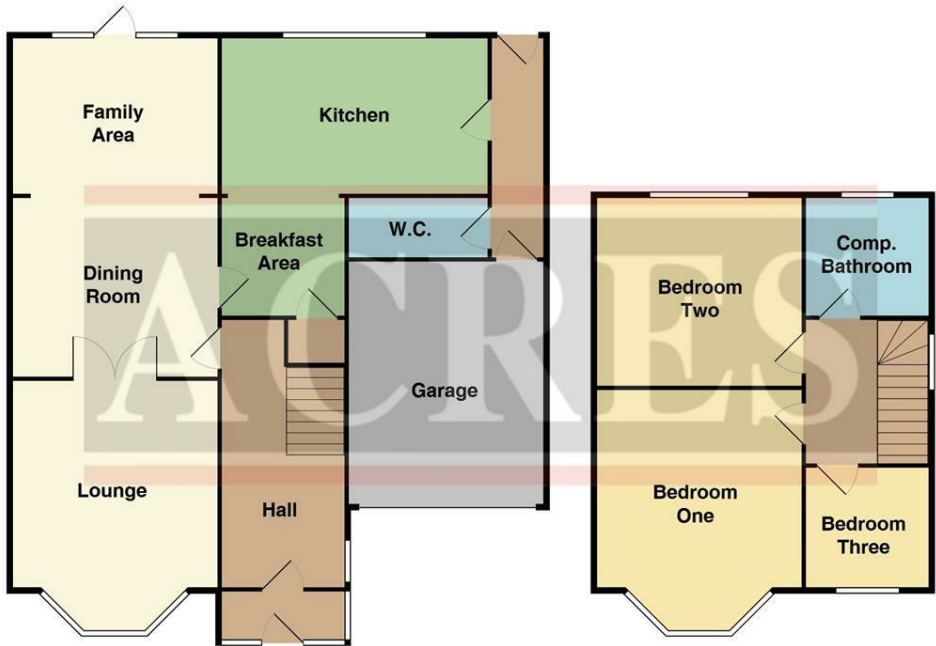
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 313 2888



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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.

