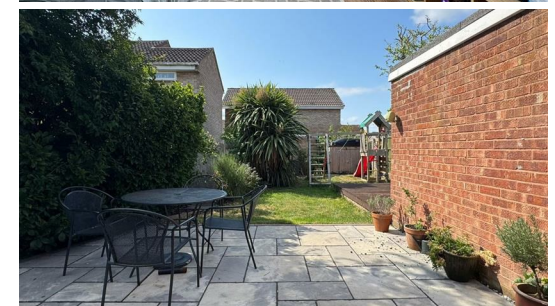


ACRES

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

- Four bedrooomed, detached family home
- Tastefully extended
- Attractive family bathroom
- Spacious lounge with bow window
- Superb fitted breakfast kitchen through dining
- Rear family room with roof lantern over
- Guest cloakroom/WC & porch
- Multivehicle drive leading to garage
- Delightful rear garden
- Excellent position close to amenities



DOVEBRIDGE CLOSE, WALMLEY, B76 2UH - OFFERS OVER £400,000

Occupying a prime and central position in the heart of Walmley, this extended four-bedroom detached freehold family home offers impressive and versatile accommodation, ideal for growing families. Positioned just a short stroll from highly regarded schools catering to all age groups, the property also benefits from being within walking distance of a wide range of local shopping amenities, restaurants, and everyday conveniences, making day-to-day living exceptionally convenient. Perfectly placed for commuters, the home enjoys easy access to regular bus services located nearby, providing swift connections to Sutton Coldfield, Birmingham, Wyde Green, and other surrounding areas. Internally, the property is presented in excellent order and benefits from gas central heating and PVC double glazing (both where specified), ensuring a warm and energy-efficient living environment. The accommodation comprises a welcoming porch and entrance hall, a spacious and light-filled family lounge with a bow window to the front, and an impressive extended breakfast kitchen that seamlessly flows into a dining area and rear family room—creating an open-plan layout that's perfect for modern living. A convenient guest cloakroom/WC completes the ground floor. Upstairs, the property offers four well-sized bedrooms, all thoughtfully arranged and served by a well-appointed family bathroom. Externally, the home features a generous block-paved driveway providing ample off-road parking, which continues to the side of the property and leads to a recessed single garage. The rear garden is mainly laid to renewed paving and lawn, offering a private, low-maintenance outdoor space, with access back into the home via a charming cottage-style door leading into the family room. This deceptively spacious and well-located home presents a fantastic opportunity for families looking to settle in one of Walmley's most popular residential areas. Early internal viewing is highly recommended. EPC Rating C.

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

Porch: a PVC double glazed obscure door opens into:

Entrance hall: Doors open to an extended fitted breakfast kitchen, family lounge, guest cloakroom/WC and under stairs storage, radiator, stairs off to 1st floor.

Family lounge: 14'7 x 12'6: PVC double glazed leaded bow window opens to fore, space for complete lounge suite, radiator, door back to entrance hall.

Fitted breakfast kitchen through dining room and family room: 25'2 x 20' max 11'10 min: PVC double glazed windows to side and rear, matching high gloss, handleless, wall and base units with recesses for washing machine and dryer, integrated oven with grill over, fridge/freezer and dishwasher, roll edged work surfaces with sink drainer unit, four ring gas hob with extra extractor canopy over, radiators, space is provided for a complete dining table with chairs, as well as a complete lounge suite, roof lantern over, door is provided back to entrance hall.

Guest cloakroom/WC: PVC double glazed obscure window to side, suite comprising low-level WC and corner wash hand basin, ladder radiator, tiled splashbacks and flooring.

Stairs and landing to 1st floor: PVC double glazed window to side, doors open to four bedrooms, airing cupboard and bathroom.

Bedroom One: 15'4 x 10'6: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door back to landing.

Bedroom Two: 12'3 x 10'6: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door to landing.

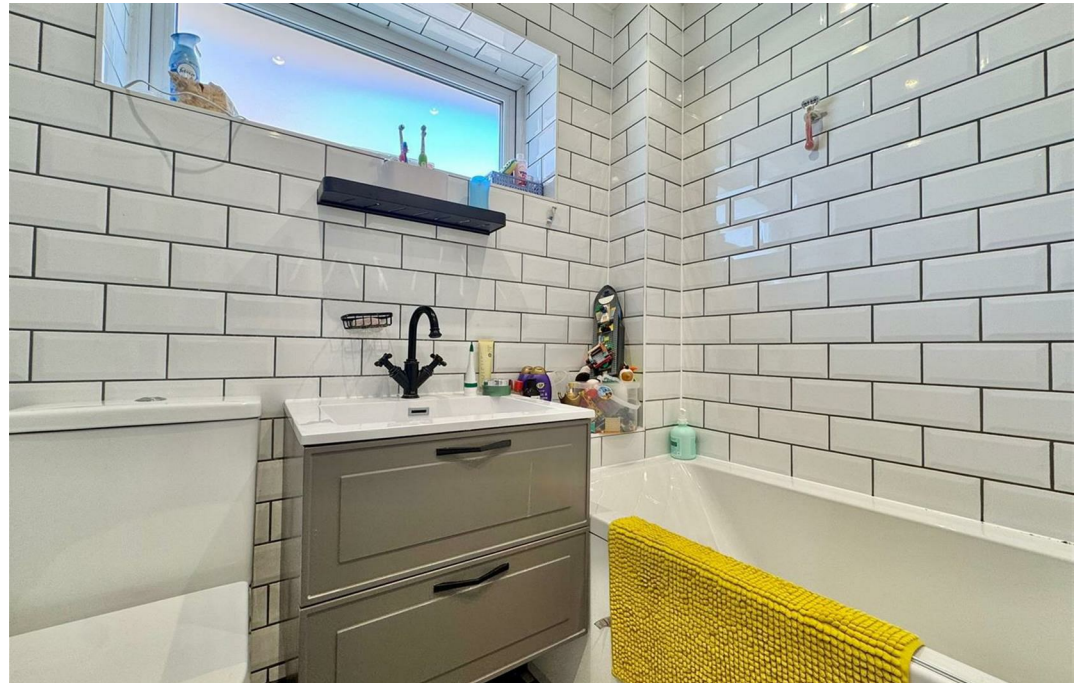
Bedroom Three: 10'8 x 9'4 max 6'3 min: PVC double glaze leaded window to fore, space for bed and complementing suite, radiator, door to over stairs storage and to landing.

Bedroom Four: 9'4 x 7'2: PVC double glazed window to rear, space for bed and complementing suite, radiator, door to landing.

Family bathroom: PVC double glazed obscure window to side, suite comprising of bath, low level WC and floating vanity wash hand basin, tiled splashbacks, towel radiator, door back to landing.

Rear garden: Renewed patio advances from the accommodation and leads to lawn, timber fencing lines and privatises the properties perimeter with access being given back into the home via a PVC double glazed cottage style door into family room, access is also provided to the front drive and a single garage.

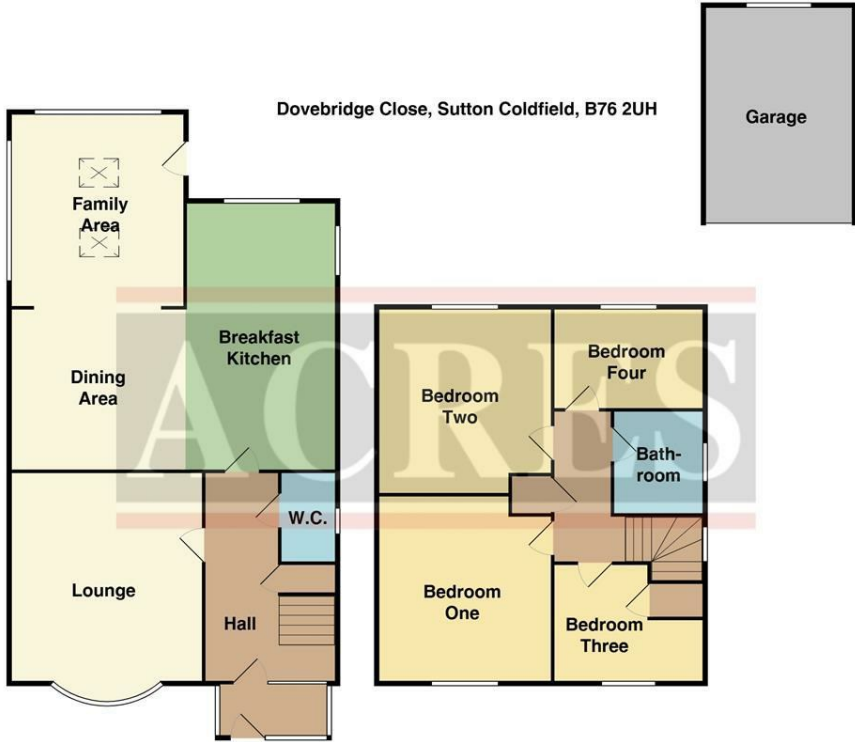
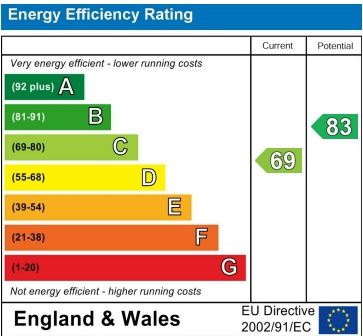
Single garage: (please check suitability for your own vehicle).



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.

