

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Four bed roomed, extended semi detached
- Delightful bathroom & WC
- Spacious lounge into front dining room
- Extended fitted breakfast kitchen
- Inner hall to wet room & fourth bedroom
- Superb rear orangery
- Multivehicle drive to fore
- Substantial rear garden
- Off-road track to rear
- Fantastic standard throughout



***KINGSBURY ROAD, CURDWORTH, B76 9EP - GUIDE PRICE £450,000***

Occupying a substantial corner plot near the ever-desirable village of Curdworth, this four-bedroomed, freehold semi-detached family home has been beautifully crafted & tastefully presented throughout. With spacious internal accommodation & impressive outdoor space, the property is ideal for a variety of purchasers — particularly those seeking multigenerational living or simply requiring flexible, well-proportioned rooms. Within walking distance to daily essential amenities in Curdworth, the home has superb road network links, providing access to nearby town & city centres, while well-regarded schooling & readily-available bus services enhance its appeal. Additionally, open fields beside the home offer a picturesque & semi-rural backdrop, adding to the home’s overall charm & tranquillity. Internally, the property is both inviting & thoughtfully arranged. Accommodation briefly comprises: porch, entrance hall, welcoming family lounge that flows seamlessly into a front-facing dining room, & an extended fitted breakfast kitchen connecting to an inner hallway. From here, access is granted to a ground floor wet room & a generously-sized 4th bedroom, making this an ideal layout for independent living or guest accommodation. A superb rear orangery with underfloor heating completes the ground floor, acting as a bright & versatile family space that overlooks the garden. To the 1st floor are three impressively-proportioned bedrooms, along with a family bathroom & separate WC. Externally, the property is approached via a multivehicular driveway, discreetly screened by shrubs & bushes. To the rear, a sizeable, beautifully-maintained garden is currently in full bloom providing an idyllic setting for outdoor enjoyment, entertaining or further development. An additional bonus is the off-road track access, further enhancing practicality & potential. With the benefit of gas central heating and PVC double glazing (both where specified), we recommend early internal inspection. EPC TBC.

Set back from the road behind a multi vehicular paved and gravelled drive with lawn, as well as mature shrubs and bushes to sides, access is gained into the accommodation via a PVC double glazed door with windows to side, into:

**PORCH:**  
Space is provided for cloaks storage, a PVC double glazed obscure door with windows to side opens into:

**ENTRANCE HALL:**  
Internal obscure glazed doors open to kitchen and lounge, door to under-stairs storage, radiator, stairs off to first floor.

**FAMILY LOUNGE: 14’11 x 10’05:**  
PVC double glazed French doors with windows to side open to rear garden, gas coal-effect fire set upon a granite hearth having matching surround and period mantel over, radiator, space for complete lounge suite, obscure door back to entrance hall and access is provided into:

**DINING ROOM: 12’00 x 11’11 (into bay) x 9’11 max:**  
PVC double glazed bay window to fore, space for complete dining table and chairs, radiator, access is provided back to lounge.

**EXTENDED FITTED BREAKFAST KITCHEN: 18’08 x 18’04 max / 6’07 min:**  
PVC double glazed window to rear having French doors opening to a rear orangery, Velux skylights over, matching wall and base units with integrated dishwasher, fridge / freezer, oven and grill, edged work surfaces with four ring electric hob having extractor canopy over, one and a half stainless steel sink drainer unit, tiled flooring, space for breakfast table and chairs, obscure door back to entrance hall, further door to:

**INNER HALL:**  
Internal doors open to a fourth bedroom and wet room, radiator.

**BEDROOM FOUR: 10’03 x 9’05:**  
PVC double glazed window to side, space for double bed and complimenting suite with fitted wardrobes over and to side, radiator, door back to inner hall.

**WET ROOM:**  
PVC double glazed obscure window to side, suite comprising wet area, low level WC and floating wash hand basin, ladder style radiator, tiled splashbacks, door back to inner hall.

**REAR ORANGERY: 21’09 x 11’03:**  
PVC double glazed windows and bi-folding doors open to rear garden, tiled flooring with under-floor heating, offering varying uses including bar area, family room / lounging area and dining, PVC double glazed French doors with windows to side open back to kitchen.

**STAIRS & LANDING TO FIRST FLOOR:**  
PVC double glazed obscure window to side, doors open to three bedrooms, a family bathroom and separate WC.

**BEDROOM ONE: 15’04 x 12’11 (into bay) max / 8’0 min:**  
PVC double glazed bay window to fore, space for double bed and complimenting suite, fitted wardrobes, radiator, door back to landing.

**BEDROOM TWO: 11’06 x 9’11:**  
PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE: 8’07 x 8’07:**  
PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

**FAMILY BATHROOM:**  
PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen door to side and vanity wash hand basin, ladder style radiator, tiled splashback, door to airing cupboard and door back to landing.

**GUEST CLOAKROOM / WC:**  
PVC double glazed obscure window to rear, suite comprising low level WC, door back to landing.

**REAR GARDEN:**  
Impressively-proportioned and laid mainly to lawn, mature well-tended shrubs and bushes line and privatise the property’s perimeter with access being given to multiple patio areas providing dining space and entertaining opportunity, a rear off-road track provides off-road parking as well as further varying uses.

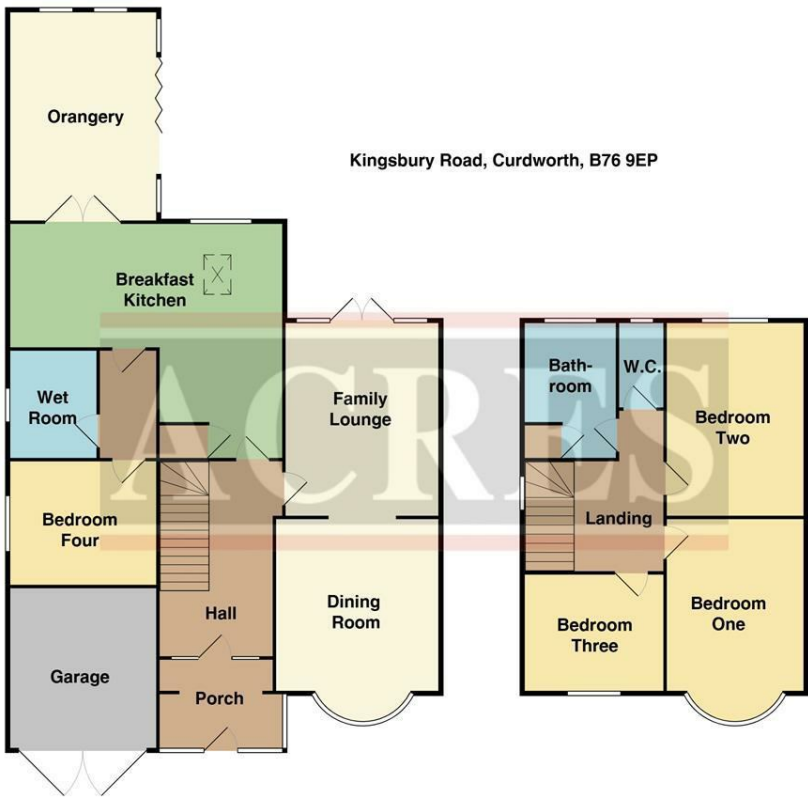


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** D

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

