

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Two bedroomed, detached bungalow
- Double bedrooms & well-appointed bathroom
- Appealing fitted kitchen
- Delightful rear conservatory
- Spacious lounge through to a rear dining area
- Double fronted with multivehicle drive
- Single garage to rear/side
- Private and mature rear garden
- No onward chain
- Impressive position close to amenities



***MONKSPATH, WALMLEY, B76 2RX - OFFERS OVER £465,000***



Perfectly positioned just a stone's throw from Walmley's highly popular high street, this charming two-bedroom detached freehold bungalow offers a wonderful opportunity to enjoy both convenience and comfort in one of the area's most sought-after settings. With a wealth of amenities right on the doorstep, residents can take full advantage of Walmley's vibrant community, which boasts a selection of daily essential shops, cafés, pharmacies, hairdressers, and much more. Excellent commuter links ensure easy travel to Birmingham, Sutton Coldfield, Wylde Green, and beyond, while well-regarded local schooling and picturesque public spaces further enhance the home's appeal. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation has been well cared for and thoughtfully arranged. Internal rooms briefly comprise: an enclosed porch, a welcoming entrance hall, and a spacious family lounge flowing naturally into a rear dining area. A fitted kitchen and an attractive conservatory overlooking the garden add to the home's charm, while two generous double bedrooms and a well-appointed family bathroom complete the internal layout. Externally, the property enjoys a broad double-fronted aspect with a neatly maintained lawn. A side multi-vehicle driveway provides ample parking and leads to a single garage, while the private, mature rear garden offers a peaceful outdoor retreat, ideal for relaxation or entertaining. To fully appreciate the accommodation, position, and lifestyle on offer, internal inspection is highly recommended.

Set back from the road behind a paved path with prominent lawn to sides, a tarmac drive is provided for multiple vehicles and access is gained into the home via a PVC double glazed door with windows to side into:

**PORCH:** Space is provided for cloaks storage, an internal obscure glazed door with windows to side opens to:

**ENTRANCE HALL:** Internal doors to family lounge, two bedrooms and a family bathroom, a bi-folding door opens to kitchen, radiator.

**FAMILY LOUNGE THROUGH DINING AREA:** 19'00 x 13'09 max / 7'11 min: PVC double glazed bow window to fore, space for complete lounge suite, radiators, electric coal-effect fire set upon a granite hearth having matching surround and mantel over, PVC double glazed French doors with window to side opens to rear garden, door back to entrance hall.

**FITTED KITCHEN:** 10'04 x 7'09: PVC double glazed door and window overlook rear conservatory, matching wall and base units with integrated fridge / freezer, recesses for cooker and washing machine, edged work surface with one and a half stainless steel sink drainer unit, tiled splashbacks, radiator, bi-folding door back to entrance hall and door opens to:

**CONSERVATORY:** 11'06 x 9'06: PVC double glazed windows and French doors open to rear garden, a PVC double glazed door opens back to kitchen.

**BEDROOM ONE:** 14'02 x 8'10: PVC double glazed window to fore, fitted wardrobes, space for double bed and complementing suite, radiator, door back to entrance hall.

**BEDROOM TWO:** 10'06 x 8'10: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to entrance hall.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen door to side, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks, door back to entrance hall.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to a prominent lawn, mature shrubs and bushes line and privatise the property's border with access being given back into the home via doors to dining room and rear conservatory, a further PVC double glazed door with window to side opens into:

**SINGLE GARAGE:** 16'08 x 7'09: (please check suitability for your own vehicle use): Up and over garage door to fore.



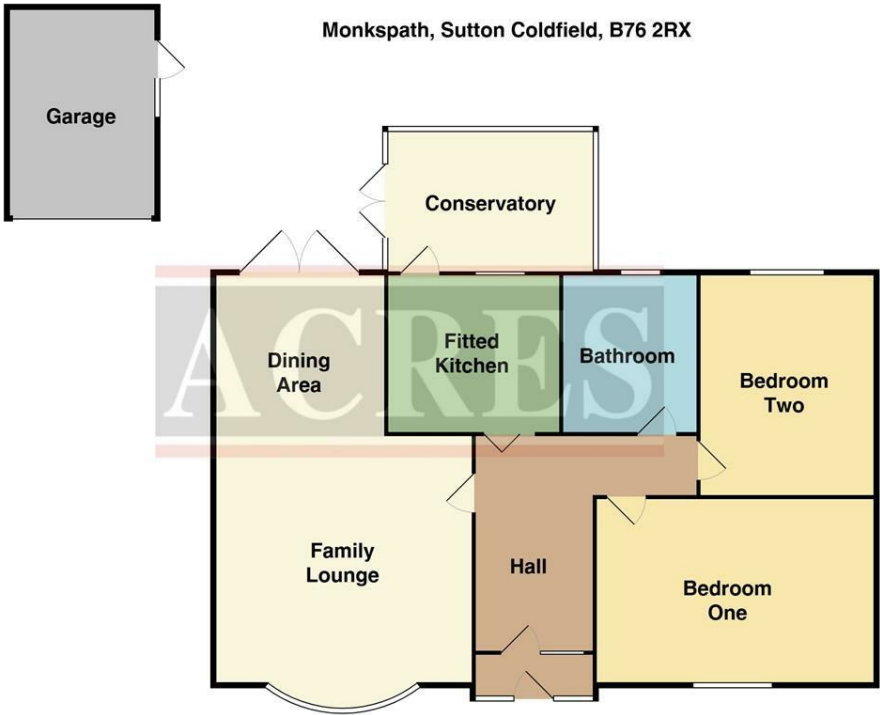


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** E

**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.

