

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- INCREDIBLE PLOT
- Three bedroomed detached family home
- Master with en-suite shower room
- Well-appointed family bathroom
- Impressive lounge through dining room
- Rear conservatory
- Fitted breakfast kitchen & utility
- Guest cloakroom/WC and workshop
- Single garage & additional car port
- Considerable block paved drive & delightful rear garden



HIDCOTE AVENUE, WALMLEY, B76 1SE - OPEN TO OFFERS £465,000

Nestled within a highly sought-after estate in Walmley, this impressive three-bedroom detached freehold family home occupies an incredible plot and presents a superb opportunity for growing families seeking style, practicality and warmth. The property is ideally positioned close to an abundance of local amenities, with Walmley High Street offering a wide range of shopping facilities, cafés, and everyday essentials. Excellent commuter links provide easy access to surrounding towns, while well-regarded schools and beautiful public parks are all within easy reach. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation is well presented and thoughtfully laid out. The interior briefly comprises: an inviting porch and entrance hall, spacious family lounge opening through to the rear dining room and an attractive conservatory overlooking the garden. The fitted breakfast kitchen offers ample storage and workspace, complemented by a useful utility room, workshop, and guest cloakroom/WC. To the first floor are three well-proportioned bedrooms, each featuring fitted wardrobes, with the master bedroom further enhanced by an en-suite shower room. A modern family bathroom serves all rooms. Externally, the home is set back from the road behind a substantial block-paved driveway providing generous parking and access to a single garage. The property enjoys an excellent corner position, with space to both sides—one accommodating a car port and the other ideal for additional storage. The rear garden offers a private and tranquil retreat, perfect for family relaxation or entertaining. To fully appreciate the size, setting and potential of this outstanding home, internal inspection is highly recommended. EPC Rating B.

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

PORCH: PVC single glazed obscure window into guest WC, an obscure door opens into:

ENTRANCE HALL: Doors open to guest cloakroom / WC, family lounge and fitted kitchen, radiator, stairs off to first floor.

GUEST CLOAKROOM / WC: PVC single glazed obscure window into porch, suite comprising low level WC and wash hand basin, tiled splashback, radiator, door back to entrance hall.

FAMILY LOUNGE THROUGH DINING AREA: 26'08 x 11'05 max: PVC double glazed box bay window to fore, space for complete lounge suite and dining table with chairs, electric Optimist fire set upon a granite style hearth having matching surround and mantel over, radiators, door to kitchen, sliding patio doors open to:

REAR CONSERVATORY: PVC double glazed windows and French doors open to rear garden, space for garden furniture, sliding patio door opens back to lounge / dining room.

FITTED BREAKFAST KITCHEN: 16'08 x 9'03: PVC double glazed windows to rear, matching wall and base units with a variety of integrated appliances including dishwasher and double oven with grill over, recess for free-standing fridge / freezer, edged work surface with four ring electric induction hob having extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks, space for breakfast table and chairs, doors to storage, entrance hall, lounge / dining room and a PVC double glazed obscure door opens to:

SIDE UTILITY: 9'01 x 6'05 max: PVC double glazed windows and doors to side and to rear, matching wall and base units with recesses for washing machine and dryer, edged work surface with stainless steel sink drainer unit, tiled splashbacks, PVC double glazed obscure door back to kitchen, an internal door opens to:

WORK STORE: 7'10 x 7'02: Partitioned from the main garage and offers space for recreation and crafting.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three well-proportioned bedrooms, storage and family bathroom.

BEDROOM ONE: 12'00 x 11'06: PVC double glazed windows to fore, fitted wardrobes, bedside tables and dressing unit, radiator, space for king size bed and complementing suite, door back to landing and door to:
RENEWED ENSUITE SHOWER ROOM: PVC double glazed obscure window to fore, suite comprising step-in shower cubicle with glazed splash screen doors, low level WC and corner vanity wash hand basin, panelled splashbacks, radiator, door back to bedroom.

BEDROOM TWO: 11'03 x 11'00: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobe, radiator, door back to landing.

BEDROOM THREE: 9'10 x 8'02: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobe, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising bath, vanity wash hand basin and low level WC, radiator, door back to landing.

REAR GARDEN: A renewed patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border, access is given down to both sides of the home with storage to one side and opportunity car port to the opposite, access is gained back into the home via doors to conservatory and utility.

GARAGE: 12'00 x 7'05: (please check suitability for your own vehicle use): Roller style door to fore, access via a bi-folding door to work shop.

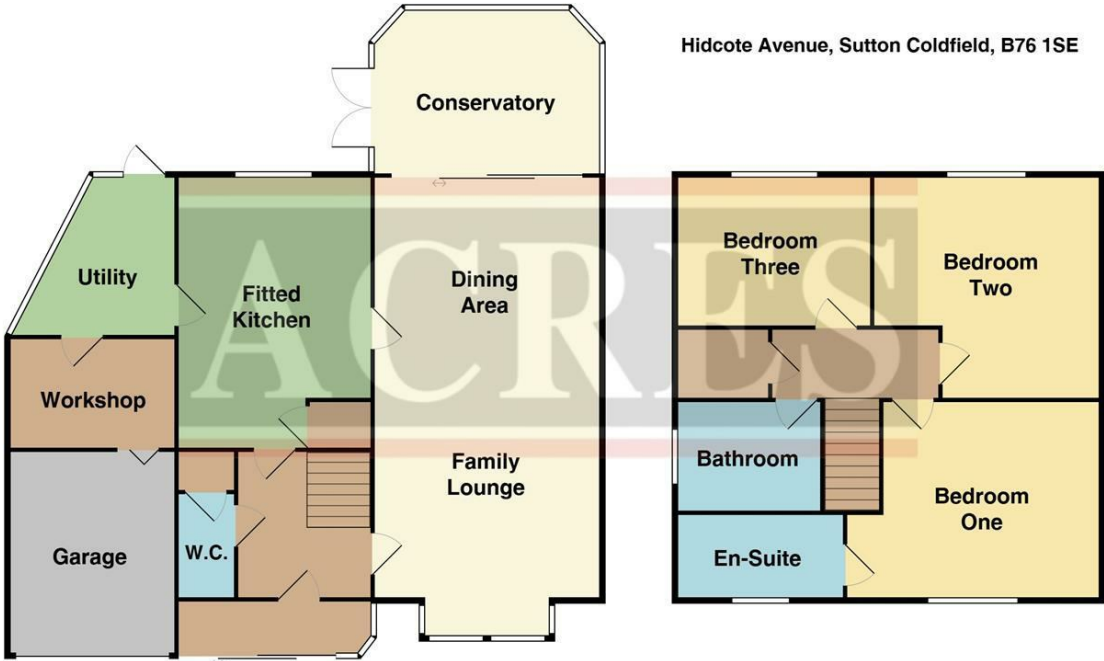


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: E **COUNCIL:** Birmingham City Council

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	86	88
(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	



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.