

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Extended three bedroom detached family home
- Imposing lounge leading to entrance hall
- Considerable fitted breakfast kitchen
- Guest shower room
- Delightful family bathroom
- Multivehicular cobble-print drive to fore & single garage
- Excellent position close to local amenities
- Low-maintenance rear garden
- Close to well-regarded schooling
- Opportunity for further extensions (STPP)



***NEWMARSH ROAD, MINWORTH, B76 1XW - OFFERS OVER £375,000***

This three bedroomed, extended and converted, freehold, detached family home in Walmley occupies an enviable and deceptively large plot, with even further potential for extension, subject to the necessary planning permissions. Beautifully presented within, with scope for personalisation and customisation, the home's enviable position boasts immediate access to both local shopping amenities in Minworth and open, public spaces. Further comprehensive shopping facilities can be obtained in Walmley and the high street, readily-available bus services are obtainable and lead to wider surrounding towns including Sutton Coldfield, Wylde Green and Birmingham City Centre. Well-regarded schooling can be found throughout the Sutton Coldfield area, indeed making this home suitable for small and large families. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), renewed areas of the home now offer turnkey accommodation with internal rooms briefly comprising: porch, entrance hall, spacious lounge with bow window to fore, superb fitted breakfast kitchen through dining/family space, a downstairs shower room completes the ground floor accommodation. To the first floor, three well-proportioned bedrooms are provided, the master and second offering the opportunity for fitted wardrobes, a family bathroom services all bedrooms. Externally, a cobble-print multivehicular drive leads to the home and to a single garage, cobble-printing continues to the rear, with lawn and mature shrubs lining the property's border. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a multi vehicular renewed cobble-print drive, access is given into the home via PVC double glazed French doors with windows to side, into:

**PORCH:**

An internal obscure glazed door gives access into:

**ENTRANCE HALL:**

Radiator, stairs off to first floor, an obscure glazed door opens to:

**FAMILY LOUNGE: 15'01 x 12'09:**

PVC double glazed bow window to fore, electric stove-effect fire set upon a tiled hearth having brick surround, radiator, space for complete lounge suite, glazed door back to entrance hall and a further glazed door opens into:

**FITTED BREAKFAST KITCHEN: 16'00 x 10'05:**

PVC double glazed door to rear, matching high-gloss, handle-less wall and base units with a variety of cupboards and drawers, integrated dishwasher and oven, luxury laminate edged work surface with four ring gas hob and extractor canopy over, one and a half sink and drainer unit, matching upstands to work surface with a glazed splashback behind hob, tiled flooring, access is provided into:

**FAMILY ROOM: 15'02 x 7'08:**

Double glazed skylights over with PVC double glazed French doors to rear, tiled flooring, space for washing machine and dryer, radiator, access is provided back to kitchen and door opens to:

**SHOWER ROOM:**

PVC double glazed obscure window to side, suite comprising step-in shower cubicle with glazed door to fore, pedestal wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to family room.

**STAIRS & LANDING:**

PVC double glazed window to side, doors open to three bedrooms, a family bathroom and airing cupboard.

**BEDROOM ONE: 15'02 x 9'04:**

PVC double glazed window to fore, recesses provided having the potential for fitted wardrobes, space for double bed and complimenting suite, radiator, door back to landing.

**BEDROOM TWO: 12'06 x 10'00 max / 9'03 min:**

PVC double glazed window to rear, radiator, space for double bed and complimenting suite, recesses provided having the potential for fitted wardrobes, door back to landing.

**BEDROOM THREE: 9'08 x 6'06:**

PVC double glazed window to fore, space for single bed, radiator, door back to landing.

**FAMILY BATHROOM:**

PVC double glazed obscure window to rear, suite comprising bath with bi-folding splash screen door, pedestal wash hand basin and low level WC, radiator, tiled splashbacks and flooring, door back to landing.

**REAR GARDEN:**

A cobble-printed patio advances from the accommodation and leads to lawn, mature and well-tended perimeters privatise the property's border, with access being given back into the home via PVC double glazed doors into kitchen and family room, an obscure glazed door opens to:

**GARAGE: 18'11 x 8'11: (please check suitability for your own vehicle use):**

50:50 split door to fore.



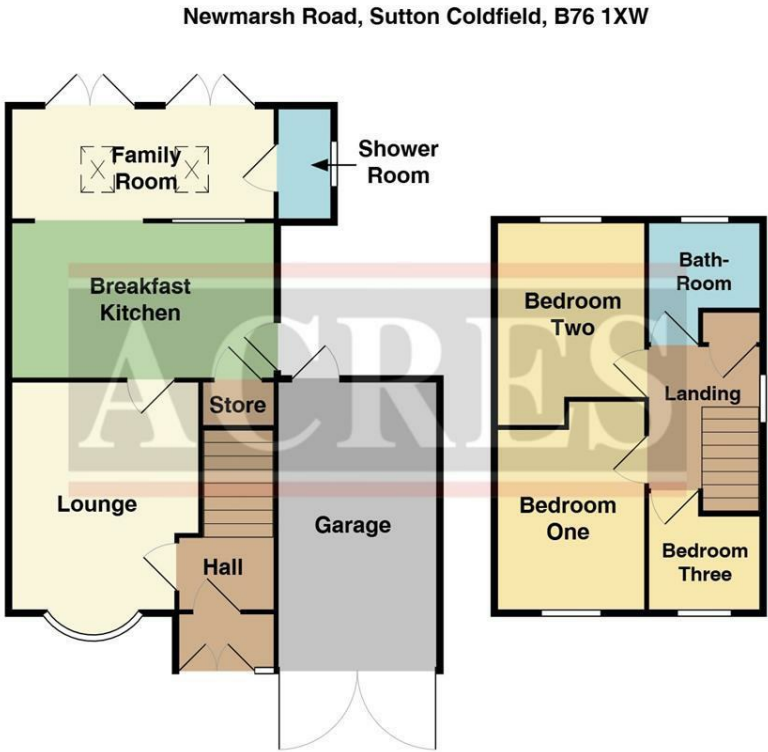
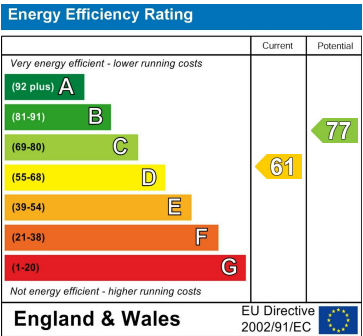




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** 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.