



- Wonderfully presented, three bedrooomed semi-detached family home
- Fitted family bathroom with opportunity for modernisation
- Imposing and attractive lounge with boxed window
- Superb fitted breakfast kitchen through dining area
- Delightfully maintained, private and mature rear garden
- Landscaped front garden
- Single garage
- Close to schooling and local amenities
- Set in a prime, central and sought after position
- Benefitting from no upward chain



**WALMLEY ASH ROAD, WALMLEY, B76 1JB - PRICE GUIDE £285,000**

Incredibly presented & boasting modern, contemporary décor together with prime positioning in Walmley, this delightfully composed, three bedoomed, semi-detached and freehold family home benefits from no upward chain and landscaped fore and rear gardens. Being enviably placed for access to excellent educational opportunities for all ages, the property's proximity further boasts essential shopping amenities being just a short walk into Minworth, further comprehensive facilities are available in Walmley Village, Wylde Green and Sutton Coldfield town centre. Walmley features an abundance of open spaces that comprise public parks, trails and walks suitable for many, commuter links via the M6 and A38 provide ease of travel. Complimented by gas central heating and PVC double glazing, (both where specified), the property certainly provides kerb appeal for those wanting something they can move immediately into. Briefly comprising entrance hall, imposing lounge having a boxed bow window leading to fore, a single door opens to a superb, fitted breakfast kitchen through dining area with high gloss wall and base units, a PVC door advances to rear garden. To the first floor, three well-proportioned bedrooms are on offer, the master benefitting from built-in wardrobes having sliding doors, all rooms are serviced by a well-appointed family bathroom. Externally, a beautiful & welcoming, landscaped fore garden is offered having well tended shrubs to a focal, centre piece, to the rear, landscaping continues with raised timber beds lining the perimeter, patio and lawn lead to a shared, rear access. A single garage is available off Leven Croft at the back of the property. We have been advised by the Vendor that this garage is leasehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor. To fully appreciate the accommodation on offer, its immense internal and external specifications, we highly recommend internal inspection.

Set back from the road behind a landscaped fore garden, having mature, well-tended manicured shrubs and bushes to a centrepiece, a paved path with timber sleepers gives access into the accommodation via a PVC double glazed obscure leaded door into:

#### ENTRANCE HALL:

Radiator, stairs off to first floor and door opens into:

#### IMPOSING & ATTRACTIVE LOUNGE: 14'3 x 12'2:

PVC double glazed box bow window to fore, radiator, door to hall and into:

#### SUPERB FITTED BREAKFAST KITCHEN THROUGH DINING AREA: 15'6 x 9'7:

PVC double glazed windows to rear, matching high-gloss and handle-less wall and base units with integrated fridge / freezer and oven, recess for washing machine, curved corner base unit, roll edged work surfaces with a four ring gas hob having extractor canopy over and an integrated ceramic sink drainer unit having mixer tap over, tiled splashbacks, radiator, access given to dining area with space for table and chairs, PVC double glazed doors and windows lead to rear.

#### STAIRS & LANDING:

PVC double glazed obscure window to side, doors open to three well-proportioned bedrooms, family bathroom and storage

#### BEDROOM ONE: 11'9 x 9'0:

PVC double glazed window to fore, built-in sliding wardrobes, radiator and door to landing.

#### BEDROOM TWO: 9'1 x 8'11:

PVC double glazed window to rear, radiator and door to landing.

#### BEDROOM THREE: 9'1 x 6'2:

PVC double glazed window to fore, radiator and door to landing.

#### BATHROOM:

PVC double glazed obscure window to rear, low level WC, pedestal wash hand basin, bath with glazed splash screen to side, ladder style radiator, tiled splashbacks and floors, door to landing.

#### REAR GARDEN:

A landscaped rear garden having paved patio giving access to rear dining space, raised timber beds offer well-tended shrubs and bushes with lawn to centre, a timber gate opens to a shared rear access, and access is given back into the accommodation via a PVC double glazed door into dining area / kitchen.

#### SINGLE GARAGE: 17'3 x 8'2: (Please check the suitability for your own vehicle use)

Located at the back of the development off Leven Croft, up and over garage door to fore; we have been advised by the Vendor that this garage is leasehold. Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

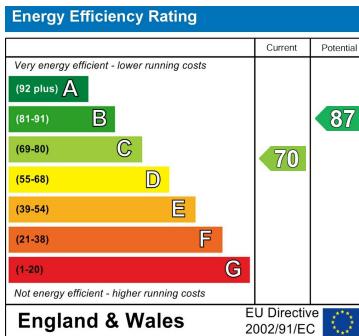


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

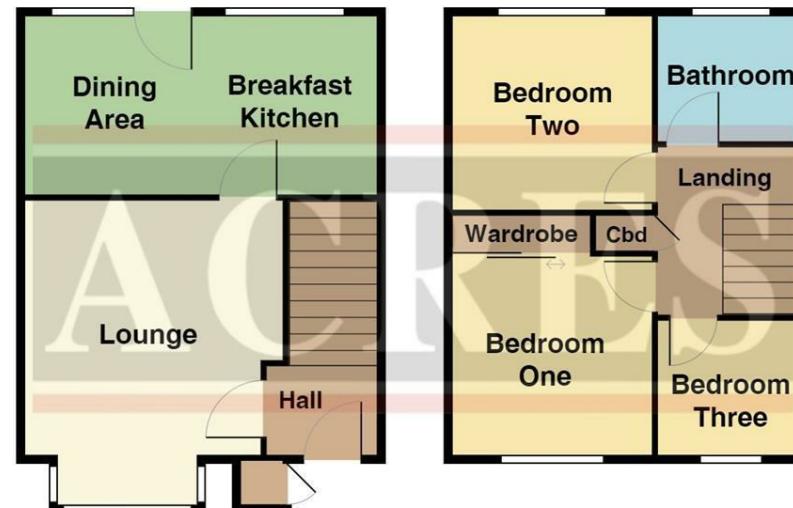
**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

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



**Walmley Ash Road, Sutton Coldfield, B76 1JB**



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to Movebutler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.