

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- NO ONWARD CHAIN
- Four bedroomed, semi detached home
- Family bathroom & separate WC
- Spacious and extended family lounge
- Extended fitted breakfast kitchen
- Appealing dining room
- Multivehicle drive & single garage
- Superb, private rear garden with patio
- Close to local amenities
- Adjacent to public park



**WALMLEY ASH ROAD, WALMLEY, B76 1JB - OFFERS IN THE REGION OF £425,000**

Offered with no onward chain, this deceptively spacious, four bedroomed, extended and converted freehold family home occupies a prime position in Walmley, set adjacent to a public park and within walking distance of a highly-regarded primary school. Ideally located on Walmley Ash Road, the property sits between the popular shopping areas of Walmley and Minworth, both of which provide a wide range of amenities catering to everyday needs. Boasting generous internal proportions, the home is perfectly suited to a variety of prospective purchasers and offers excellent scope for further personalisation, as well as potential for additional extension (subject to the relevant planning permissions). The property benefits from gas central heating and PVC double glazing (both where specified). Internally, the accommodation briefly comprises a welcoming porch leading into a deep entrance hall, with doors opening into an attractive dining room featuring a bay window. To the rear, an extended family lounge provides a superb living space, complemented by an extended fitted breakfast kitchen. To the first floor, there are three well-proportioned double bedrooms, a family bathroom and a separate WC. A converted loft space completes the accommodation, offering a versatile fourth bedroom. Externally, the home is approached via a multi-vehicle driveway, providing access to a single garage via 50/50 split doors. To the rear, the property enjoys a paved patio area, leading to a well-maintained lawn with mature shrubs to the borders, creating an ideal outdoor space for families and entertaining. Offering both space and potential in a highly desirable location, early internal inspection is strongly recommended to fully appreciate the accommodation on offer. EPC Rating D.

Set back from the road behind a multi vehicular cobble print drive, with bushes to fore, access is gained into the accommodation via PVC double glazed sliding patio doors with windows to side into:

**PORCH:** An obscure glazed door with window to side opens into:

**ENTRANCE HALL:** Doors to dining room and lounge, bi-folding door to kitchen, radiator, stairs off to first floor.

**DINING ROOM:** 12'10 x 10'06: PVC double glazed leaded bay window to fore, space for dining table and chairs, recess to chimney breast for fireplace, radiator, door back to entrance hall.

**REAR FAMILY LOUNGE:** 18'02 x 10'06: PVC double glazed French doors open to rear, having window to side, gas coal-effect fire set upon a granite hearth having matching surround and mantel over, space for complete lounge suite, radiator, door back to entrance hall.

**EXTENDED FITTED BREAKFAST KITCHEN:** 15'01 x 10'00: PVC double glazed windows to rear, integrated dishwasher and oven with grill over, recess for fridge / freezer, roll edged work surface with stainless steel sink drainer unit, five ring gas hob having extractor canopy over, matching upstands, radiator, skylight over, bi-folding door back to entrance hall, door to garage and a PVC double glazed obscure door opens to side.

**STAIRS & LANDING TO FIRST FLOOR:** Obscure window to side, doors open to two bedrooms, a family bathroom, guest cloakroom / WC and to an inner hall.

**BEDROOM ONE:** 13'11 x 10'11: PVC double glazed leaded windows to fore, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 13'00 x 7'05: PVC double glazed leaded window to fore with clear glazed window to rear, space for double bed and complementing suite, radiator, door to over-stairs storage and door back to landing.

**BATHROOM:** PVC double glazed obscure window to rear, suite comprising P-shaped bath with curved splash screen door, vanity wash hand basin, ladder-style radiator, tiled splashbacks, door back to landing.

**WC:** Obscure window to side, suite comprising low level WC, tiled splashbacks, door back to landing.

**INNER LANDING:** Door opens to bedroom two with stairs off to loft space / bedroom four.

**BEDROOM TWO:** 10'06 x 9'07: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door to storage and door back to landing.

**BEDROOM FOUR / LOFT:** 13'08 x 11'08: Velux skylights to front, rear and side, space for double bed and complementing suite, radiators, door to eaves storages and stairs lead back to first floor.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border with access being given back into the home via doors to lounge and to kitchen, further doors open to coal store / garden storage.

**GARAGE:** 16'07 x 7'06: (please check suitability for your own vehicle use): 50/50 split doors open to fore, an internal door opens back to kitchen.



**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:** D    **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	62	
(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 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.