

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Four bedroomed, detached family home
- Fully comprehensive family bathroom
- Well-appointed breakfast kitchen
- Dual aspect lounge
- Utility or office/study
- Clever re-appointed downstairs shower room
- Attractive dining room
- Sizeable front drive with detached double garage
- Private and mature rear garden
- No onward chain



KINVER CROFT, WALMLEY, B76 1SF - OFFERS OVER £450,000

This beautifully positioned & deceptively spacious four-bedroom family home enjoys a prime setting at the end of a quiet cul-de-sac in the heart of Walmley. Occupying a generous plot & offered with no onward chain, the property presents exceptional potential for redevelopment or personalisation, both internally & within its extensive grounds—making it a truly exciting opportunity for families & investors alike. Perfectly situated, the home is within easy reach of highly-regarded schools, making it ideal for family living. Walmley High Street is close by, offering an excellent range of local shopping amenities, everyday conveniences, cafés, & facilities. Readily-available bus services operate throughout Walmley, ensuring effortless connections to surrounding town & city centre locations, including Sutton Coldfield & Birmingham, while major road networks are also easily accessible. Internally, the property benefits from gas central heating & PVC double glazing (both where specified). The accommodation briefly comprises: a welcoming porch & entrance hall, a spacious dual-aspect family lounge, a formal dining room & a fitted breakfast kitchen, together with a sizeable utility room & convenient downstairs shower room. To the first floor are four beautifully proportioned bedrooms, all featuring fitted wardrobes, while a fully comprehensive family bathroom completes the layout. Externally, the home continues to impress. A wide block-paved driveway provides ample off-road parking & leads to a detached double garage. To the rear, a generous garden laid predominantly to lawn offers a peaceful & private setting, perfect for relaxation, entertaining, or further landscaping potential. With its outstanding position, impressive proportions & scope for redevelopment, this family home offers a rare opportunity in one of Walmley's most desirable locations. To fully appreciate the space & potential on offer, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a block paved drive offering space for multiple vehicles, access is gained into the accommodation via a PVC double glazed door with windows to side, into:

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

DEEP ENTRANCE HALL: internal doors open to dual-aspect family lounge, dining room, fitted breakfast kitchen and downstairs shower room / WC, half door to under stairs storage, radiator, stairs off to first floor.

DUAL-ASPECT FAMILY LOUNGE: 19'02 x 11'04: PVC double glazed windows to fore with French door opening to rear garden having windows to side, space for complete lounge suite, radiators, gas coal-effect fire set upon a granite hearth having matching surround and period-style mantel over, internal door opens back to entrance hall.

DINING ROOM: 9'06 x 9'05: PVC double glazed window to rear, space for dining table and chairs, radiator, obscure breakfast window to kitchen, door back to entrance hall.

FITTED BREAKFAST KITCHEN: 16'11 x 8'10: PVC double glazed window to rear, an obscure glazed door with clear glazed windows to side opens to rear garden, matching wall and base units with recesses for dishwasher and fridge, integrated oven with grill over, edged work surfaces with four ring gas hob having extractor canopy over, double stainless steel sink with single drainer unit, tiled splashbacks, radiator, door back to entrance hall and further door to:

UTILITY: 16'01 (into door recess) x 10'11 max / 2'10 min: PVC double glazed windows to fore and to side, recesses for washing machine, dryer, fridge and freezer, edged work surface with single stainless steel sink, radiator, door back to kitchen.

DOWNSTAIRS SHOWER ROOM: PVC double glazed obscure window to fore, suite comprising step-in shower cubicle with glazed splash screen door to fore, vanity wash hand basin and low level WC, panelled splashbacks, tiled flooring, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed window to fore, internal doors open to four well-proportioned bedrooms, a fully comprehensive bathroom and storage.

BEDROOM ONE: 11'06 x 11'03: PVC double glazed window to rear, fitted wardrobes with complementing dressing area, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 11'08 x 9'08: PVC double glazed window to rear, fitted wardrobes with side dressing area and hand wash basin, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 11'03 x 6'11: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobe, radiator, door back to landing.

BEDROOM FOUR: 7'08 x 7'00: PVC double glazed window to rear, space for bed and complementing suite, fitted wardrobe, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising bath, fitted shower cubicle with glazed splash screen door to fore, pedestal wash hand basin and low level WC, radiator, tiled splashbacks, door back to landing.

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 kitchen.

DOUBLE GARAGE: (please check suitability for your own vehicle use): Up and over garage door to fore, obscure glazed door opens back to side.



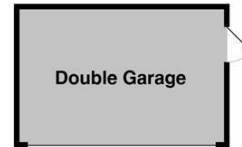
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

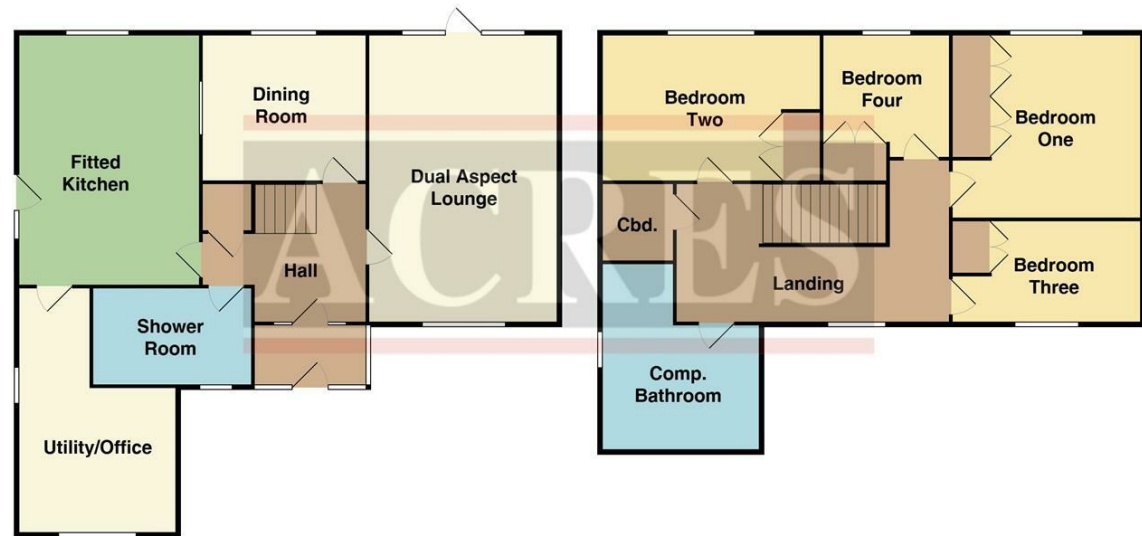
VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	77

England & Wales EU Directive 2002/91/EC



Kinver Croft, Sutton Coldfield, B76 1SF



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.