

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- *Check out that position!
- Four bedroomed, detached & extended
- Considerable master with en-suite shower
- Well-appointed family bathroom
- Spacious lounge with boxed bay window
- Dining room & extended family room
- Fitted kitchen with separate utility
- Guest cloakroom/WC & garage
- Private multivehicle drive to fore & mature, secure rear garden
- No onward chain



WOODBERRY DRIVE, WALMLEY, B76 2RH - OFFERS AROUND £500,000

Set discreetly within a highly sought-after development in Walmley, this four bedroomed, no upward chain, detached freehold family home occupies a generous plot offering exceptional potential for modernisation & extension, (STPP). Ideally suited to families & those wishing to create a bespoke long-term home, the property combines spacious accommodation & exciting possibilities. A range of daily amenities are available just a short walk away, including well-regarded schools, shopping, cafés, pharmacies & a public house, on Walmley's popular high street. Regular bus services provide ease of commute to surrounding towns & city centre locations. The home further benefits from gas central heating and PVC double glazing (both where specified). Internally, the accommodation features an entrance hall, spacious family lounge with box bay window; double doors opening into a dining room, in turn providing access to an impressive extended family room, offering excellent versatility for relaxation, entertaining or family gatherings. A fitted kitchen & utility, plus a guest cloakroom/WC completes the ground floor accommodation. To the 1st floor, 4 well-proportioned bedrooms offer excellent family flexibility. A generous master bedroom benefits from built-in wardrobe & en-suite shower room, while a family bathroom services the remaining bedrooms. Externally, the property is approached via a tarmac shared driveway, leading to a private driveway with scope for enlargement if desired, a single garage is provided. The rear garden is laid mainly to paving & lawn, complemented by established shrubs & bushes to the borders, creating a private & peaceful setting. An east-facing patio area to the side provides an ideal space for outdoor dining & enjoying the morning sun. Offering superb potential, generous proportions & an enviable location, this home presents a rare opportunity & internal inspection is highly recommended to fully appreciate the opportunity & potential. EPC Rating C.

Set back from the road behind a multi vehicular tarmac drive with lawn to sides, access is gained into the accommodation via a PVC double glazed obscure door with windows to side into:

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

LOUNGE: 17'03 (into bay) x 11'00 max: PVC double glazed bay window to fore, space for complete lounge suite, radiator, gas coal-effect fire set upon a tiled hearth having matching surround and timber mantel over, door back to entrance hall and glazed obscure double doors open to:

DINING ROOM: 11'01 x 9'09: Space for dining table and chairs, radiator, access is provided into a rear family room, glazed double doors back to lounge and door to:

FITTED BREAKFAST KITCHEN: 12'06 x 9'08: PVC double glazed window to rear and to family room, matching wall and base units with integrated fridge / freezer, washing machine and oven with grill over, edged work surface with four ring gas hob having extractor canopy over, one and a half sink drainer unit, tiled splashbacks, radiator, space for dining table and chairs, doors to entrance hall and to dining room, access is provided to:

UTILITY: PVC double glazed obscure door to side, space below an edged work surface for washing machine, stainless steel sink drainer unit, radiator, access is given back to kitchen.

FAMILY ROOM: 15'02 x 9'06: PVC double glazed windows and French doors open to rear garden, radiator, space for family suite, PVC double glazed window overlooks kitchen, access is given back to dining room.

GUEST CLOAKROOM / WC: Suite comprising pedestal wash hand basin and low level WC, radiator, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to four bedrooms, an airing cupboard and bathroom.

BEDROOM ONE: 14'01 x 10'09: PVC double glazed windows to fore, space for double bed and complementing suite, built-in wardrobes, radiator, doors to over-stairs storage, landing and:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to fore, suite comprising step-in shower cubicle with glazed splash screen door, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 12'03 x 9'10: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'10 x 7'11: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 8'11 x 7'06: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising bath, WC and pedestal wash hand basin, tiled splashbacks, radiator, 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 down to both sides of the accommodation and a secret patio area on the east side of the home providing space for dining, entertaining and socialising; access is given back into the home via doors to utility and to family room.

GARAGE: (please check suitability for your own vehicle use): An up and over garage door opens 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)

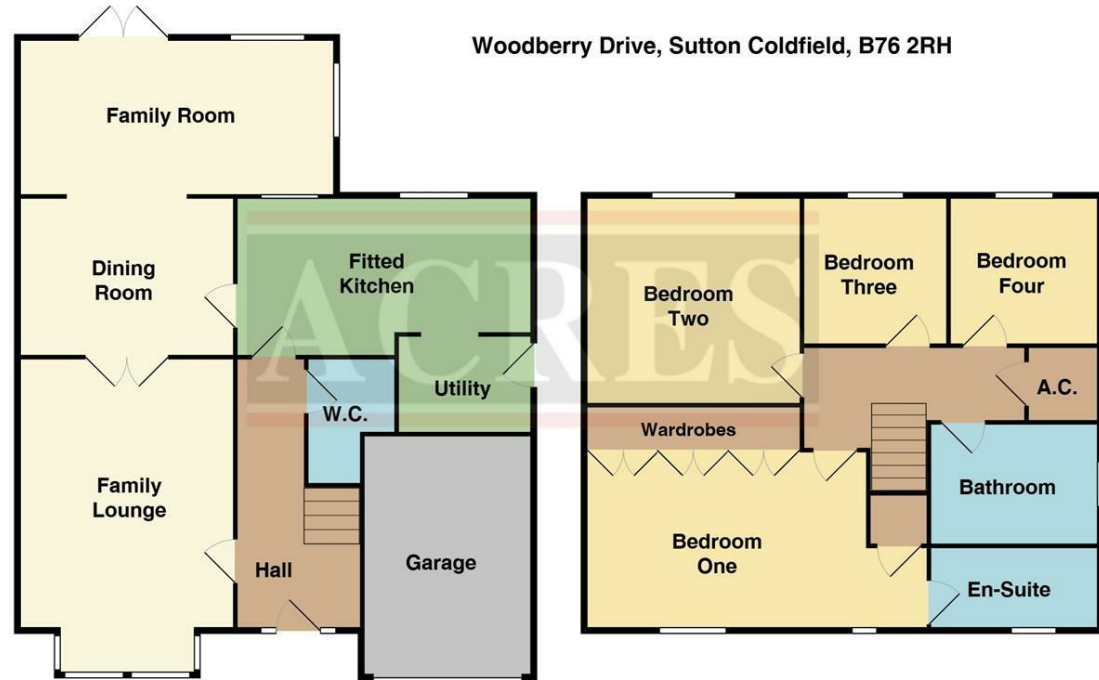
COUNCIL TAX BAND: F **COUNCIL:** Birmingham City Council

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>		
	70	77
England & Wales	EU Directive 2002/91/EC	



Woodberry Drive, Sutton Coldfield, B76 2RH



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.

