

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk

- NO ONWARD CHAIN
- Two double bedrooms
- Well-appointed shower room
- Spacious lounge with patio doors
- Fitted breakfast kitchen
- Appealing utility and side passage
- Single garage
- Multivehicle drive to fore
- Private and mature rear garden
- Excellent position close to amenities



ALLENDALE ROAD, WALMLEY, B76 1NL - OFFERS IN THE REGION OF £425,000

Offered with no onward chain and presenting an excellent opportunity for immediate occupation upon successful purchase, this extended two-bedroomed semi-detached freehold bungalow occupies a highly sought-after position on the ever-popular Allendale Road and backs onto New Hall Valley Country Park. Boasting generous internal proportions throughout, the property is ideally situated within walking distance of Walmley's bustling high street, where a wide range of amenities including cafés, pharmacies, beauticians, restaurants and daily essential shopping can be found. Readily available bus services provide convenient access to Sutton Coldfield, Minworth, Birmingham and surrounding areas. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises an enclosed porch, deep and welcoming entrance hall, spacious family lounge with patio doors overlooking the rear garden, a well-appointed fitted breakfast kitchen with space for informal dining, useful utility room and side passage. Two generously proportioned double bedrooms, both featuring accompanying fitted wardrobes, are serviced by an attractive shower room. Externally, the home is approached via a block paved driveway with lawned fore garden to the side, providing ample off-road parking and access to a single garage via an up-and-over door. To the rear, a well-maintained west-facing garden enjoys full sun through the afternoon and evening and is laid mainly to lawn and enjoys a private aspect, enhanced by mature shrubs and established borders that line the perimeter and create a peaceful outdoor setting. Combining spacious accommodation, a highly convenient location and the added benefit of no onward chain, this appealing bungalow offers an excellent opportunity for a variety of purchasers. Early internal inspection is highly recommended to fully appreciate the home and accommodation on offer. EPC Rating C.

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

PORCH: Glazed door opens to:

ENTRANCE HALL: Doors open to two bedrooms, a family shower room and two storage areas, glazed doors to kitchen and lounge, radiator.

FAMILY LOUNGE: 15'11 x 12'06: PVC double glazed sliding patio doors open to rear garden, space for complete lounge suite, radiator, glazed door back to entrance hall.

FITTED KITCHEN: 17'04 x 11'07: PVC double glazed window to rear, matching wall and base units with recesses for fridge / freezer and oven, roll edged work surface with one and a half stainless steel sink drainer unit, tiled splashbacks, radiator, space for breakfast table and chairs, glazed door back to entrance hall and a further glazed door opens to:

UTILITY: 8'10 x 5'10: PVC double glazed door and window to side passage, obscure window to shower room, matching wall and base units with recess for washing machine, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, glazed door back to kitchen and a further door opens to garage.

BEDROOM ONE: 14'08 x 10'01: PVC double glazed bow window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to entrance hall.

BEDROOM TWO: 11'00 x 10'00: PVC double glazed bow window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to entrance hall.

SHOWER ROOM: PVC double glazed obscure window to utility, suite comprising step-in shower with splash screen door to side, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to entrance hall.

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 side passage.

GARAGE: 14'09 x 7'10: (please check suitability for your own vehicle): Up and over garage door to fore, door back to utility.



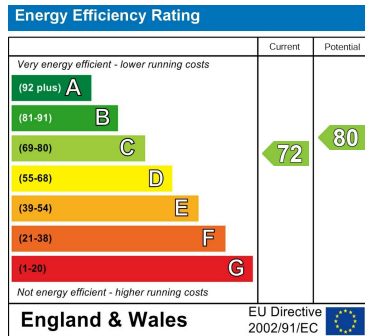
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TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

VIEWING: Highly recommended via Acres on 0121 313 2888



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.