ACRES

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

- Three bedroomed semi detached family home
- Three generous double bedrooms
- Family bathroom and separate WC
- Rear lounge and front dining room
- Fitted kitchen and lean to
- Single garage and multi vehicle drive
- Versatile and private rear garden
- Sought-after location in Walmley
- Close to local amenities & well-regarded schooling
- Great potential for personalisation & modernisation

ASHURST ROAD, WALMLEY, B76 1JH - OFFERS AROUND £365,000

This traditional three-bedroom freehold semi-detached family home occupies a highly sought-after position within the ever-popular area of Walmley, offering generous accommodation and exceptional scope for personalisation, modernisation and extension (subject to the necessary planning permissions). Ideally situated within walking distance of well-regarded schools, the property also benefits from readily available bus services on the main road, providing convenient access to surrounding areas. Walmley's vibrant High Street, together with nearby Wylde Green, offers an excellent selection of cafés, restaurants, everyday shopping facilities and further amenities. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a welcoming entrance hall, front dining room, rear family lounge, fitted kitchen and a useful side lean-to. To the first floor are three generous double bedrooms, all served by a family bathroom and separate guest W.C. Externally, the property is approached via a multi-vehicle tarmac and gravel driveway leading to a single garage with traditional 50/50 opening doors. The rear garden is arranged over two sections, with the first providing an excellent space for outdoor dining and entertaining, whilst beyond lies a more secluded area offering further versatility and exciting potential for landscaping or family enjoyment. Offering an outstanding opportunity to create a superb long-term family home in a desirable location, early internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a tarmac and gravel multivehicle drive, access is gained into the accommodation via a PVC double glazed, obscure door with windows to side into:

ENTRANCE HALL: Internal doors open to dining room, rear family lounge and understairs storage, access to kitchen, radiator, stairs off to first floor.

DINING ROOM: 13’09 (into bay) x 10’10 max 9’10 min: PVC double glazed bay to fore, space for dining table and chairs, radiator, door back to entrance hall.

FAMILY LOUNGE: 14’01 (into bay) x 11’11 max 9’10 min: PVC double glazed bay windows with door open to rear garden, space for complete lounge suite, radiator, door back to entrance hall.

FITTED KITCHEN: 10’07 x 7’11: PVC double glazed boxed bay window to rear, matching wall and base units with recesses for dishwasher, integral oven, edged work surface with sink drainer unit, four ring electric hob having extractor canopy over, a door opens to understairs pantry housing fridge/freezer with further door opening to large storage, a PVC double glazed obscure door opens to:

LEAN TO: PVC double glazed obscure door to fore, timber door to rear garden and garage, recesses for washing machine and dryer.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed window to side, doors open to three bedrooms, a family bathroom and separate WC.

BEDROOM ONE: 14’01 (into bay) x 11’11 max 9’10 min: PVC double glazed bay window to rear, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM TWO: 13’10 (into bay) x 10’10 max 9’10 min: PVC double glazed bay window to fore, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 10’00 x 6’09: PVC double glazed window to fore, space for bed and complimenting suite, door to wardrobe/storage, radiator, door back to landing.

BATHROOM: PVC double glazed obscure window to rear, suite comprising bath and pedestal wash hand basin, tiled splashbacks, towel radiator, door back to landing.

WC: PVC double glazed obscure window to rear, suite comprising low level w.c., door back to landing.

REAR GARDEN: Paved patio advances from the home and leads to lawn, mature shrubs line the perimeter with a gravel entertaining space being provided and partitioning the secondary, rear garden that is private and discreetly appointed.

GARAGE: 14’07 x 6’00: (Please check suitability for your own vehicle): 50/50 split doors to fore, a timber door opens to lean-to.

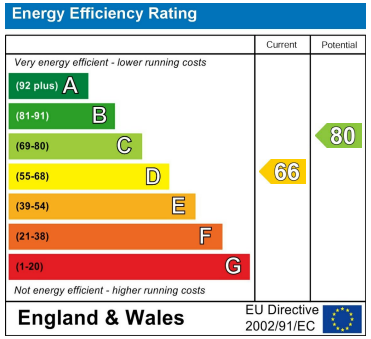
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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



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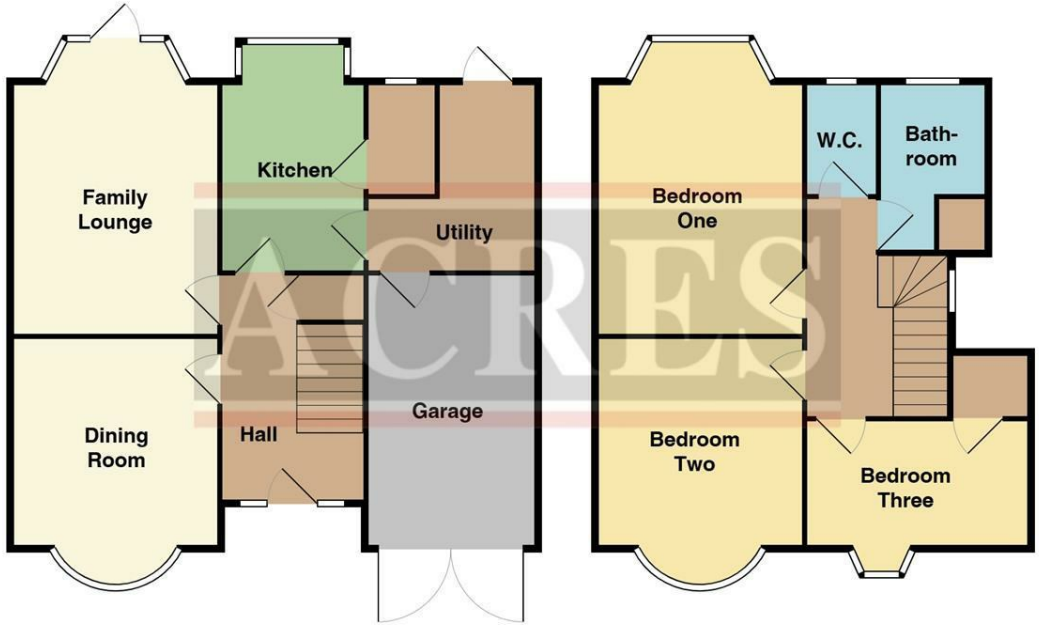

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.