

ACRES

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



- INCREDIBLY DECEPTIVE
- Four bedroomed, detached family home
- Master bedroom with en-suite
- Renewed family bathroom
- Spacious and extended rear lounge
- Fitted breakfast kitchen with utility
- Dedicated dining room
- Guest cloakroom/w.c. & single garage
- Substantial drive to fore
- Private, low maintenance rear garden



WALMLEY ROAD, WALMLEY, B76 2PL - OFFERS IN THE REGION OF £550,000

This impressively composed, deceptively spacious and sought after, four bedroomed, detached and freehold family home on Walmley Road in Sutton Coldfield, offers superb internal proportions and further potential within, suitable for a variety of prospective purchasers and families. Walking distance to a plethora of amenities including daily essential facilities and shopping, well regarded schooling and a host of public parks, readily available bus services are obtainable directly adjacent to the homes position and allow for ease of commute throughout the local area and beyond. Benefitting from gas central heating and PVC double glazing (both where specified), internal upgrades have taken place throughout its current tenure including a recently refitted family bathroom. Internal rooms briefly comprise: porch, entrance hall, a dedicated dining room and extended rear lounge, a fitted breakfast kitchen complete with separate utility, a downstairs guest cloakroom/w.c. completes the ground floor. To the first floor are four double bedrooms, the master boasting en-suite shower room, the renewed family bathroom serves all remaining bedrooms. Externally, the home is approached via a stunning, multivehicle and lengthy drive with a single garage, the rear garden is laid predominantly to lawn with a patio area providing dining and entertaining space. To fully appreciate the home on offer, we highly recommend internal inspection. EPC rating D.

Set back from the road behind a multivehicle, substantial drive, access is gained into the home via a PVC double glazed door with windows to side, into:

PORCH: Space is provided for storage, a PVC double glazed obscure door with windows to side opens into:

DEEP ENTRANCE HALL: Glazed door opens to a fitted breakfast kitchen, further doors to a dedicated dining room, extended rear lounge and a guest cloakroom/w.c., radiator, door back to landing.

DINING ROOM: 12'11 (into bay) x 12'11 Max 10'11 Min: PVC double glazed bay window to fore, space for dining table and chairs, radiator, door back to entrance hall.

EXTENDED REAR LOUNGE: 20'07 x 11'08: PVC double glazed patio doors open to rear garden, space for complete lounge suite, radiator, door back to entrance hall.

FITTED BREAKFAST KITCHEN: 17'01 x 14'05 Max 13'01 Min: PVC double glazed window and French doors open to rear garden, matching wall and base units with recesses for freestanding dish washer, Rangemaster cooker and wine fridge, roll edged work surface with stainless steel sink drainer unit, extractor canopy over, space for breakfast table and chairs, tiled splashbacks, glazed door back to entrance hall and access is provided into:

UTILITY: 7'08 x 7'01: Matching wall and base units with recesses for washing machine, dryer and American style fridge/freezer, roll edged work surface with stainless steel sink drainer unit, access is provided back to kitchen.

GUEST CLOAKROOM/W.C.: Suite comprising low level w.c. and vanity wash hand basin, panelled splash backs, ladder style radiator, door back to entrance hall.

STAIRS AND LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to four bedrooms and a family bathroom.

BEDROOM ONE: 13'01 x 11'11: PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door to landing and to:

EN-SUITE SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising walk in shower with glazed splash screen doors, vanity wash hand basin and low level w.c., ladder style radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 12'11 x 10'11: PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door to landing.

BEDROOM THREE: 13'02 x 10'06 Max 8'09 Min: PVC double glazed window to fore and to rear, space for double bed and complimenting suite, radiator, door to landing.

BEDROOM FOUR: 11'11 x 7'00: PVC double glazed window to side, space for double bed and complimenting suite, radiator, door to landing.

FAMILY BATHROOM: PVC double glazed obscure window to fore, suite comprising P-shape bath with curved splash screen door, low level w.c. and vanity wash hand basin, ladder style radiator, tiled splashbacks, backlit demister teardrop electric mirror, door back to landing.

REAR GARDEN: Paved patio advances from the home and leads to lawn, timber lined perimeters privatise the homes border with access being given back to the home via doors to lounge and kitchen.

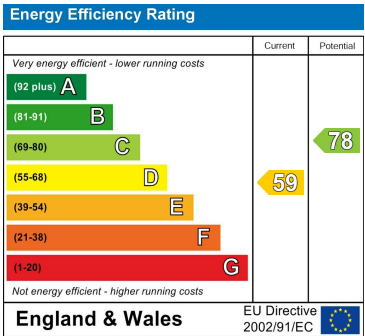
SINGLE GARAGE: (Please check suitability for your own vehicle) Up and over garage door to fore.



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 : E COUNCIL : Birmingham

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 their purpose, or within 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.