ACRES

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



- Exceptionally presented traditional & extended home
- Three double bedrooms
- Well appointed family bathroom
- Spacious family lounge
- Dedicated multi-purpose room
- Large open-plan fitted breakfast kitchen
- Guest cloakroom/w.c. with garage/utility
- Multivehicle drive to fore
- Superb, private rear south-facing garden
- Excellent position close to amenities





PENNS LANE, WALMLEY, B76 1JT - £475,000

Situated along the sought-after Penns Lane, this traditional three-bedroom semi-detached family home offers a superb blend of modern, stylish living with period character, generous extended proportions & exciting scope for further personalisation. Ideally positioned within walking distance of amenities available in Walmley & Wylde Green, the property is also exceptionally well placed for commuters, with readily available bus services & access to the cross-city rail line at Chester Road. Well-regarded local schooling, public parks & additional amenities further enhance the appeal of this desirable location. Benefitting from gas central heating & double glazing (where specified), the thoughtfully arranged internal accommodation briefly comprises a deep entrance hallway, a welcoming family lounge & separate family room offering versatile potential for a variety of uses. To the rear, an extended fitted breakfast kitchen provides an excellent everyday living space, complete with dedicated dining provision. A guest cloakroom/WC adds further convenience, whilst an insulated, purpose-built utility/garage offers useful utility facilities. To the 1st floor, there are 3 well-proportioned double bedrooms, offering comfortable accommodation for the growing family, alongside a renewed family bathroom completing the internal layout. Externally, the property is set back behind mature shrubbery, providing welcoming privacy to the frontage & an extensive multi-vehicle driveway. The rear garden has been beautifully presented, featuring a paved patio ideal for outdoor dining & relaxation, leading onto a lengthy lawn bordered by established trees & shrubs to create an attractive & private outdoor setting. Offering spacious, versatile accommodation in a highly desirable residential location, with further potential to personalise & make your own, this is a home that demands to be viewed. To fully appreciate the accommodation, setting & potential on offer, we highly recommend internal inspection. EPC TBC.

Set back from the road behind a multi vehicle tarmac drive with gravel to side and mature shrubs privatising the home's perimeter, access is gained into the accommodation via a PVC double glazed obscure light door into:

ENTRANCE HALL: Offering plenty of period character, internal doors open to under stairs storage, a guest cloakroom / WC and dining area / family room, a glazed door opens to an extended fitted breakfast kitchen, radiator, stairs off to first floor.

EXTENDED OPEN PLAN FITTED BREAKFAST KITCHEN: 21'01 x 13'02: Double glazed picture frame window with single door and patio doors to rear garden, matching high-gloss wall and base units with integral dishwasher, oven and grill as well as fridge and freezer, edged work surfaces with gas hob having extractor canopy over, stainless steel sink, kitchen island, matching upstands, tiled flooring, radiator, space is provided for dining table and chairs, a single door opens to utility / garage, glazed door to entrance hall, glazed double doors open to:

FAMILY LOUNGE: 12'08 x 11'04: Double glazed patio doors open to rear garden, space is provided for a complete lounge suite, a log-burning stove is set upon a tiled slate hearth having natural surround, radiator, glazed double doors open back to the extended fitted breakfast kitchen with access also being provided into:

FAMILY ROOM / POTENTIAL DINING ROOM: 12'07 x 9'08: Double glazed leaded bay window to fore, space is provided for a dining table and chairs or further family lounging suite, radiator, door to entrance hall and access is provided back to family lounge.

UTILITY / GARAGE: 11'03 x 6'01: (please check suitability for your own vehicle): 50/50 split garage doors open to front drive, recesses are provided beneath an edged work surface for washing machine and dryer, further storage is provided, an internal door opens to extended breakfast kitchen.

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

STAIRS & LANDING TO FIRST FLOOR: Obscure glazed leaded stained glass windows lead to first floor, doors open to three bedrooms, a family bathroom and storage.

BEDROOM ONE: 10'11 x 8'04: Double glazed leaded bow window to fore, space for double bed and complementing suite, radiator, door back to landing.

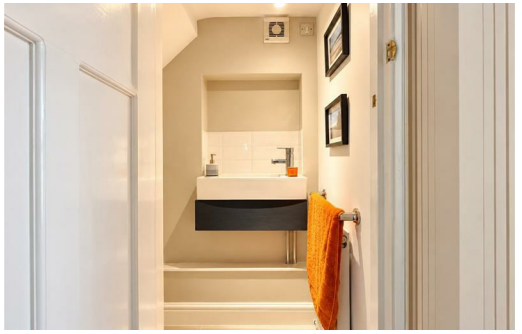
BEDROOM TWO: 11'11 x 9'11: Double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'05 x 7'11: Glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: Obscure glazed window to side, suite comprising P-shaped bath with glazed splash screen door, vanity floating wash hand basin and low level WC, marble tiled splashbacks, ladder-style radiator, door back to landing.

SOUTH-FACING REAR GARDEN: A large granite-paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border together with timber fencing, a side timber decked area is also provided, suitable for dining and entertaining and taking advantage of plenty of sunlight; access is given back into the home via doors to extended breakfast kitchen and to family lounge.











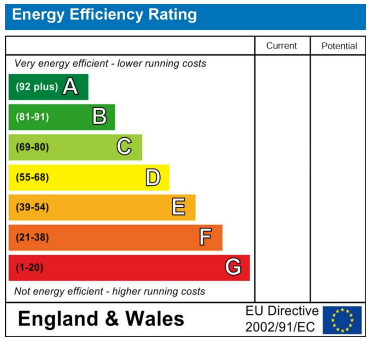

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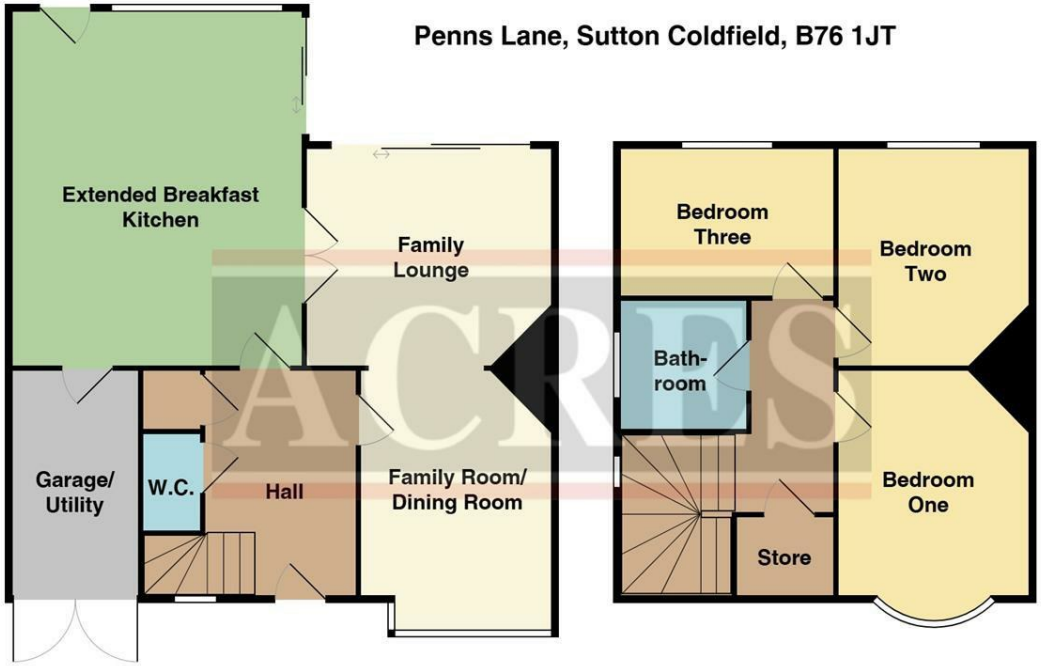
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D COUNCIL : Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888







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 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.