# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Impressive plot!
- Three bedroomed, freehold family home
- Well appointed family bathroom
- Spacious lounge opening to dining area
- Appealing rear conservatory
- Fitted kitchen
- Guest cloakroom/WC & porch
- Multivehicle drive to fore & single garage
- Sizeable rear patio with garden space
- Excellent position close to amenities





## *FROGGATTS RIDE, WALMLEY, B76 2TQ - OFFERS OVER £335,000*

This beautifully presented, extended three bedroomed freehold family home in Sutton Coldfield offers deceptively spacious accommodation throughout, set upon a substantial plot that provides excellent scope for further enhancement. Thoughtfully maintained and improved, the property presents an ideal opportunity for families and buyers seeking both immediate comfort and future potential. Ideally situated within walking distance of a wide range of amenities, the home enjoys close proximity to cafes, restaurants, pharmacies and everyday shopping facilities. Well-regarded local schooling is also easily accessible, while convenient bus services, just a short stroll away, provide straightforward links to surrounding towns and the city centre. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation briefly comprises a welcoming porch leading into an entrance hall, a spacious lounge opening directly into a rear dining room, and French doors through to a conservatory, creating an ideal space for entertaining and family living. A fitted kitchen and guest cloakroom/WC complete the ground floor. To the first floor, three well-proportioned bedrooms offer comfortable and versatile living arrangements, all serviced by a family bathroom. Externally, the property is approached via a substantial driveway providing ample off-road parking and access to a single garage. To the rear, a generously sized garden is predominantly laid to paving, offering excellent space for outdoor dining and entertaining, with mature shrubs and bushes lining the perimeter to provide privacy and a pleasant outlook. To fully appreciate the space, presentation and future potential on offer, internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a multi vehicular paved and gravelled drive with lawn to side, mature shrubs and bushes privatise the front of the property with access being given into the home via a PVC double glazed door with window to side into:

PORCH: Leaded windows to side, access is given into the home via a PVC double glazed obscure door with window to side into:

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

FAMILY LOUNGE: 12'08 x 10'04: PVC double glazed leaded bay window to fore, space for complete lounge suite, radiator, door back to entrance hall and access is provided into:

DINING ROOM: 10'09 x 9'02: PVC double glazed French doors open to rear conservatory, space for dining table and chairs, door to kitchen, radiator, access is given back to lounge.

REAR CONSERVATORY: PVC double glazed French doors with windows to side open to rear garden, space for dining table and chairs or lounge suite, French doors open back to dining room.

FITTED KITCHEN: 10'09 x 7'05: PVC double glazed window to side and door to garden, matching wall and base units with recesses for fridge / freezer and washing machine, integrated oven, roll edged work surface with stainless steel sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks, door back to entrance hall.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

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

BEDROOM ONE: 13'00 x 9'06: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 10'06 x 9'02: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'05 x 7'11: PVC double glazed leaded window to fore, space for bed and complementing suite, radiator, access to over stairs storage and door back to landing.

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

REAR GARDEN: A paved patio advances from the accommodation and leads to a mixture of artificial turf and gravel, mature shrubs and bushes privatise the home's border with access being given down to the side of the home and a further prominent patio area suitable for entertaining and dining, access is given into the garage via a PVC double glazed door with windows to side.

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















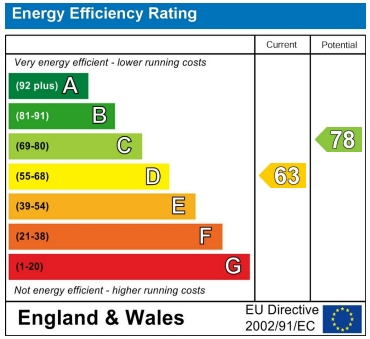
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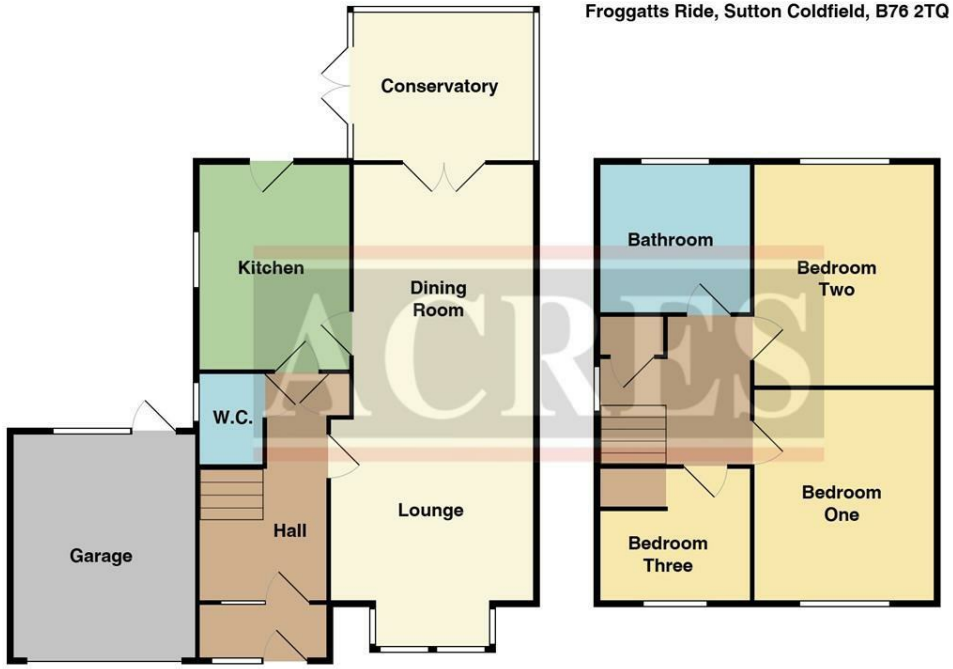
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C 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 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.