

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- NO ONWARD CHAIN
- Two bedrooed semi detached family home
- Well-appointed family shower room
- Charming lounge with feature fireplace
- Modern fitted breakfast kitchen
- Paved driveway leading to single garage
- Private and well-established rear garden
- Scope for personalisation
- Excellent position close to amenities
- Well-regarded schooling nearby



ARGUS CLOSE, WALMLEY, B76 2TG - PRICE GUIDE £260,000

This delightful two bedroomed, semi detached freehold property is superbly positioned in a quiet cul-de-sac in the highly desirable Sutton Coldfield suburb of Walmley and presents a fantastic opportunity to purchase a home offering scope and potential for further personalisation. Set within the catchment area for highly-regarded local schooling catering to all ages, this property offers the perfect opportunity for young families, first time buyers and downsizers alike. The home benefits from excellent local amenities and a wide array of shops, beauticians, grocery stores and a public house can be found nearby in Walmley village. Everyday essentials are readily available at the convenient retail junction of Hollyfield Road and Reddicap Heath Road. Commuters will appreciate the frequent and accessible bus services, offering straightforward travel to surrounding towns and Birmingham city centre. The property boasts gas central heating and PVC double glazing (both where specified) and further benefits from having no onward chain. Internally, the accommodation briefly comprises: a welcoming porch opening into a cosy family lounge, a modern and convenient fitted breakfast kitchen which overlooks the well-established rear garden. Stairs radiate from the lounge to the first floor accommodation which offers two well-proportioned bedrooms, bedroom one benefitting from a built-in wardrobe and useful over-stairs storage cupboard. Both bedrooms are serviced by a smart and modern family shower room. Externally, the property offers a paved multi vehicle driveway leading to a single garage and a well-established rear garden, offering lawned area, mature shrubs and bushes and a patio area for dining and entertaining. To appreciate this delightful family home and its opportunity and potential, we highly recommend early internal inspection. EPC Rating C.

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

PORCH: PVC double glazed windows to side, an obscure glazed door opens to:

FAMILY LOUNGE: 14'00 x 12'06: PVC double glazed window to fore with obscure glazed window to side of porch, space for complete lounge suite, radiators, electric fire set upon a granite hearth having matching surround and period timber mantel over, stairs off to first floor, obscure glazed door opens to:

FITTED BREAKFAST KITCHEN: 12'05 x 9'02: PVC double glazed windows to rear with patio door, matching wall and base units with integrated dishwasher, washing machine and grill, recess for free-standing fridge / freezer, edged work surface with four ring gas hob having extractor canopy over, sink drainer unit, tiled splashbacks, radiator, obscure door back to lounge.

STAIRS & LANDING TO FIRST FLOOR: Doors open to two bedrooms and a shower room.

BEDROOM ONE: 10'01 x 9'04: PVC double glazed window to fore, built-in wardrobe with over stairs storage, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 12'06 x 6'06: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

FAMILY SHOWER ROOM: PVC double glazed obscure window to side, suite comprising step-in shower cubicle with glazed splash screen doors, vanity wash hand basin and low level WC, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Paving advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's perimeter with a garden pond, access is gained back into the accommodation via a PVC double glazed door into kitchen, access is also given to:

GARAGE: 16'05 x 8'01: (please check suitability for your own vehicle use): Roller garage door to fore, space for storage, an obscure glazed door gives access to rear garden.



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)

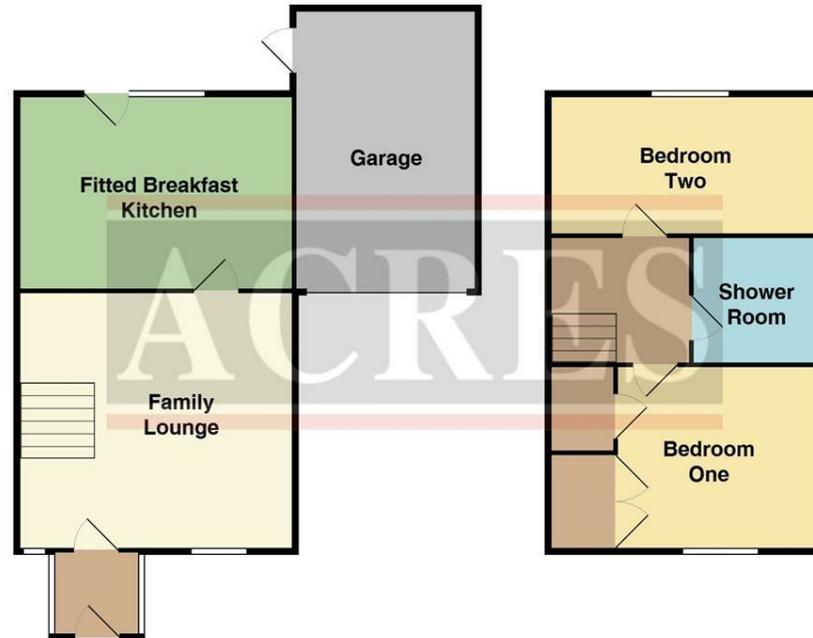
COUNCIL TAX BAND: C **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Argus Close, Sutton Coldfield, B76 2TG



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.