# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Extended, three bedroomed, semi detached home
- Well-appointed family bathroom
- Spacious family lounge
- Appealing rear dining room
- Attractive breakfast room
- Extended fitted kitchen
- Multivehicle drive to fore
- Single garage
- Private & mature rear garden
- Rarely available

## *WIMBOURNE ROAD, SUTTON COLDFIELD, B76 2SU - OFFERS IN THE REGION OF £355,000*

This three bedroomed, semi-detached and extended, freehold family home occupies an excellent position within Sutton Coldfield, well placed for highly regarded schooling and a wide range of everyday amenities. Having been under the same ownership for a considerable period, the property now presents a rare opportunity, coming to market for only the third time since its original construction. Offering the flexibility for immediate occupation or further personalisation during new tenure, the home will appeal to a broad spectrum of buyers, particularly families seeking both convenience and long-term potential. Set within walking distance of Fairfax and John Wilmott Secondary Schools, local shops, public parks and readily-available transport links (bus stop 5 minutes walk, 20 minute car journey to Birmingham Airport, 20 minutes to Birmingham City Centre and 5 minutes to Sutton Coldfield Town Centre and station), the property benefits from gas central heating and PVC double glazing (both where specified). Internally, accommodation briefly comprises a welcoming porch and large entrance hall, a family lounge, an attractive rear dining room and a breakfast area that flows seamlessly into the extended kitchen, creating a practical and sociable living space. To the first floor are three well-proportioned bedrooms, the principal bedroom enjoying a bay window, along with a well-appointed family bathroom serving all rooms. Externally, a tarmac driveway approaches the property, providing access to a single garage, while the large south facing rear garden is private and mature, offering generous space for outdoor dining and entertaining throughout the warmer months. To fully appreciate the position, potential and overall accommodation on offer, internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a tarmac drive with mature shrubs and trees to fore, access is gained into the accommodation via a glazed French door with windows to side and over into:

PORCH: Space is provided to sides with cupboards, an obscure door opens into:

ENTRANCE HALL: Doors open to a breakfast area, dining room, family lounge and understairs storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 12’06 (into bay) x 11’07 max / 10’10 min: PVC double glazed bay window to fore, gas coal-effect fire set upon a tiled hearth having matching surround and timber mantel over, space for complete lounge suite, radiator, door back to entrance hall.

REAR DINING ROOM: 11’08 x 10’01: PVC double glazed French doors open to rear garden, space for dining table and chairs, radiator, door back to entrance hall.

BREAKFAST AREA: 7’09 x 6’07: PVC double glazed window to rear, base unit with recess for fridge / freezer, radiator, door back to entrance hall and access is provided to:

FITTED KITCHEN: 11’08 x 7’00: PVC double glazed window to rear with obscure door to side, matching wall and base units with recesses for washing machine, dishwasher, fridge and oven, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, radiator, door opens to garage and access is provided back to breakfast area.

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

BEDROOM ONE: 12’11 (into bay) x 11’07 max / 10’09 min: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 11’08 x 9’11: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8’06 x 7’10: PVC double glazed window to fore, space for bed, built-in wardrobe, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, pedestal 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, further mature shrubs and bushes line and privatise the property’s perimeter with access being gained back into the home via doors to dining room and kitchen.

GARAGE: 17’02 x 7’11: (please check suitability for your own vehicle use): 50/50 split garage door opens to front garden.

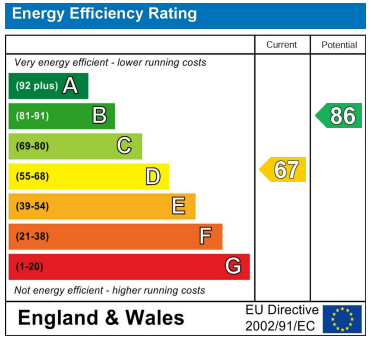
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

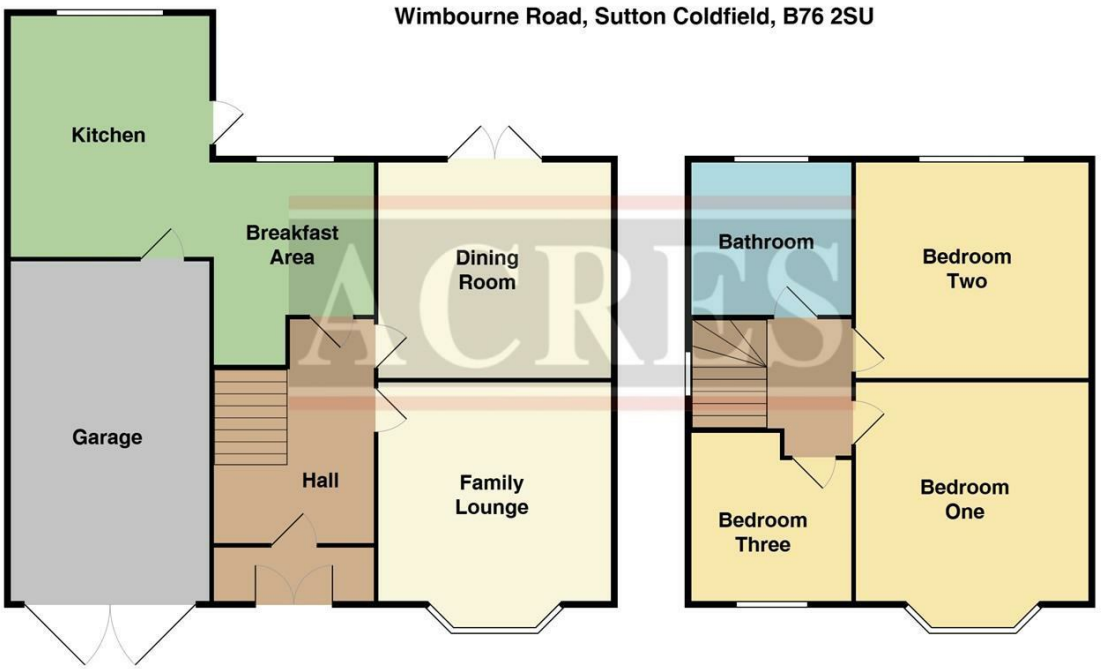
The Property Ombudsman

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






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.