

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Three bedroomed, extended family home
- Well-appointed bathroom
- Spacious lounge with bay window to fore
- Extended fitted breakfast kitchen
- Appealing dining room/snug
- Guest cloakroom/WC & entrance hall
- Multivehicle drive to fore
- Single garage
- Low-maintenance rear garden
- Close to vast amenities & commuter links



***PENNS LANE, WALMLEY, B72 1BP - OFFERS OVER £415,000***

This traditional, three bedroomed, semi-detached and extended freehold family home is ideally positioned on the ever-popular Penns Lane, perfectly placed between Walmley and Wylde Green. Benefitting from the vast array of amenities and excellent commuter links offered by both neighbouring towns, the property presents an outstanding opportunity for families and buyers alike. Retaining a wealth of original features, the home successfully blends character with thoughtful modern updates, creating a stylish yet homely environment, with further scope for personalisation to suit individual tastes. The property is within walking distance of a variety of amenities, including shops, cafés, restaurants and an abundance of transport links, making its location highly convenient and desirable. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation briefly comprises a porch leading into an entrance hall, a welcoming family lounge with bay window, and an extended fitted breakfast kitchen opening through to a dining area, whilst the traditional dining room is currently utilised as a play room. An understairs guest cloakroom/WC completes the ground floor. To the first floor, three well-proportioned bedrooms are served by a family bathroom. Externally, the home is approached via a multi-vehicle driveway with a lawned area to the side. 50/50 split obscure glazed doors provide access to a single garage, which also offers space and provision for a washing machine. The rear garden is thoughtfully arranged with a patio area leading to lawn, with mature shrubs lining the perimeter to create a private and pleasant outdoor space. To fully appreciate the charm, space and location on offer, internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a multi vehicular paved drive with lawn to side, access is gained into the accommodation via a PVC double glazed set of French doors into:

**PORCH:** An obscure glazed door opens to:

**ENTRANCE HALL:** Obscured doors open to extended fitted breakfast kitchen and family lounge, doors to guest cloakroom / WC and dining room, radiator, stairs off to first floor.

**FAMILY LOUNGE:** 13'06 x 12'03: PVC double glazed leaded bay window to fore, space for complete lounge suite, radiator, gas fire set upon a granite hearth having matching surround and mantel over, obscure glazed door back to entrance hall.

**GUEST CLOAKROOM / WC:** Suite comprising low level WC, pedestal wash hand basin, tiled splashbacks, door back to entrance hall.

**EXTENDED FITTED BREAKFAST KITCHEN:** 18'06 x 15'05 (through breakfast area) max / 6'11 min: PVC double glazed windows to rear, matching wall and base units with recesses for dishwasher, free-standing American-style fridge / freezer and Range-style cooker, edged work surfaces with dual Belfast sink, matching upstands, extractor canopy over, skylights to extension with PVC double glazed French doors opening to rear garden from breakfast area, obscure glazed doors open to garage and to entrance hall, access is also provided to:

**DINING ROOM:** 10'11 x 10'10: Space for dining table and chairs or further use as a play room, radiator, access is given back to breakfast kitchen.

**STAIRS & LANDING TO FIRST FLOOR:** Obscure leaded window to side, doors open to three bedrooms and a family bathroom.

**BEDROOM ONE:** 12'11 x 11'00: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM TWO:** 10'11 x 10'11: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 8'11 x 7'08: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

**BATHROOM:** PVC double glazed obscure leaded window to fore, suite comprising bath, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border with access being given back into the home via PVC double glazed French doors to breakfast kitchen, access is also provided down to the side of the home and into:

**SINGLE GARAGE:** 17'09 x 7'08: (please check suitability for your own vehicle use): 50/50 split doors open to fore, recesses for washing machine to a coal-style area, obscure door opens back to breakfast kitchen.

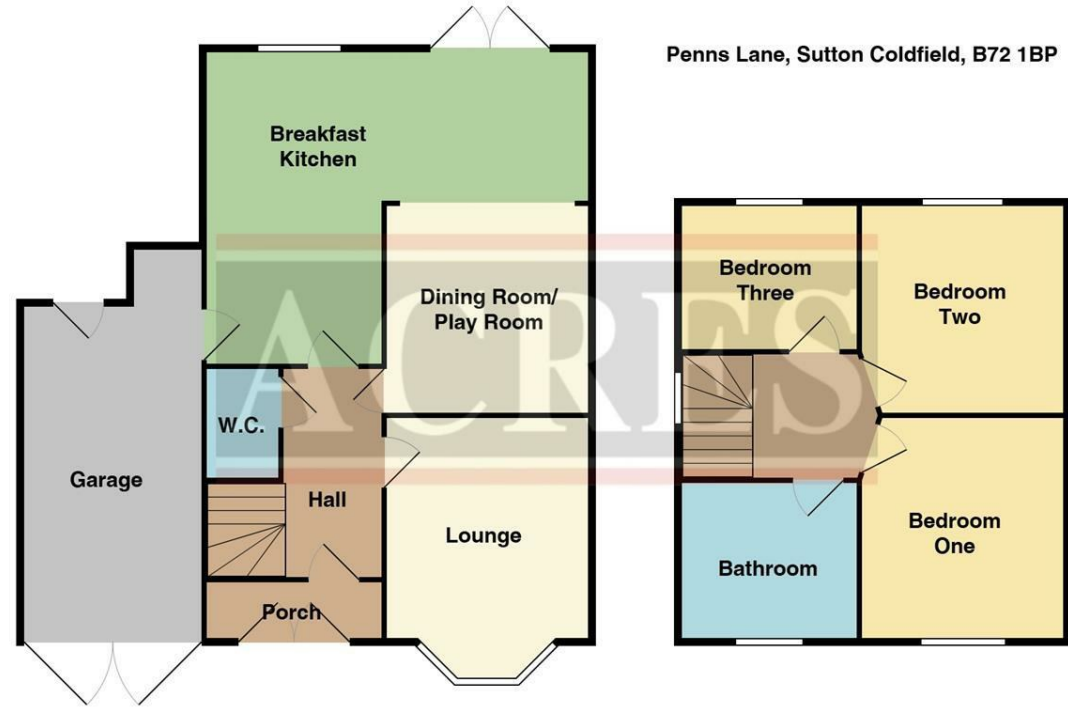


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



**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.