ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- No onward chain
- Two bedroomed, detached bungalow
- Well appointed family bathroom
- Spacious lounge with bow window
- Appealing dining room & fitted breakfast kitchen
- Large utility, guest WC & garage
- Sweeping fore gardens with driveway
- Private and mature rear garden
- Close to local amenities
- Vast scope throughout





COLDSTREAM ROAD, WALMLEY, B76 1NW - ASKING PRICE £425,000

NO ONWARD CHAIN Set within one of Walmley's most sought-after residential estates, this two-bedroomed, detached freehold bungalow presents a rare and exciting opportunity for buyers seeking a home with genuine scope for extension, modernisation and potential redevelopment, subject to the necessary planning consents. The property enjoys a quiet and enviable position, being within walking distance of Walmley's popular High Street, where a range of everyday amenities can be found, including convenience stores, hairdressers, a library and more. Readily available bus services provide convenient access to surrounding areas, with links towards nearby town and city centre locations. The beautiful New Hall Valley is also close by, providing an excellent opportunity to enjoy open green space and picturesque surroundings. Benefitting from gas central heating and PVC double glazing (both where specified), the home briefly comprises: an enclosed porch leading into a deep entrance hall, a generous family lounge with adjoining dining room, fitted breakfast kitchen with a large utility area, storage cupboard and guest W.C., two well-proportioned double bedrooms and a family bathroom. Externally, the property is approached via a paved pathway with sweeping lawns surrounding the home, a paved side driveway provides off-road parking and leads to a single garage with up and over door. A metal side gate gives access to the rear garden, which is predominantly laid to lawn and offers further scope for landscaping or enhancement. To fully appreciate the position, plot and considerable opportunity on offer, we highly recommend an internal inspection. EPC Rating E.

Set back from the road behind a substantial sweeping fore garden, predominantly laid to lawn, together with shrubs and bushes, a paved path leads from the public highway and gives access to a sliding double glazed door into:

PORCH: Space is provided to side for storage, an obscure glazed door with window to side opens to:

ENTRANCE HALL: Internal doors open to a family lounge, fitted breakfast kitchen, two bedrooms, a family bathroom and two storage areas, radiator.

FAMILY LOUNGE: 14'09 x 11'00: PVC double glazed bow leaded window to fore, space for complete lounge suite, gas coal-effect fire set upon a hearth having matching surround and mantel over, radiator, door back to entrance hall and glazed obscure double doors open to:

DINING ROOM: 10'09 x 9'09: PVC double glazed leaded window to side, space for dining table and chairs together with sideboard, bookcases/display cabinet, radiator, serving hatch opens to kitchen, glazed double doors open back to lounge,

FITTED BREAKFAST KITCHEN: 14'09 x 9'09: PVC double glazed window overlooking utility with obscure glazed timber door to side opening to utility, matching wall and base units with recesses for fridge and dishwasher, integral oven having grill over, roll edged work surface with one and a half sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks, space for breakfast table and chairs, serving hatch opens to dining room, radiator, door back to entrance hall.

UTILITY: 15'07 x 7'06 max / 3'01 min: PVC double glazed windows and doors open to rear garden, matching base units with recesses for washing machine and dryer, roll edged work surface with stainless steel sink drainer unit, PVC double glazed window to kitchen with obscure door to side, further doors open to storage cupboard, garage and:

GUEST WC: Obscure window to rear, suite comprising low level WC, door opens back to utility.

BEDROOM ONE: 10'09 x 9'09: PVC double glazed leaded window to fore, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to entrance hall.

BEDROOM TWO: 12'09 x 8'09: PVC double glazed windows and door open to rear garden, space for double bed and complementing suite, fitted wardrobes, radiator, door back to entrance hall.

FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising bath with electric shower over, low level WC and vanity wash hand basin, tiled splashbacks, radiator, door back to entrance hall.

REAR GARDEN: A paved patio advances from the accommodation and provides access to a lawned garden area, complete with fruit trees and mature shrubs and bushes, access is also provided down to the side of the home, with garden shed, a metal gate opens to fore, access is provided back into the accommodation via PVC double glazed doors to utility and to bedroom two.

GARAGE: 23'02 x 7'09 (please check suitability for your own vehicle): Up and over door opens to fore, space is provided for fridge and freezer, door back to utility.















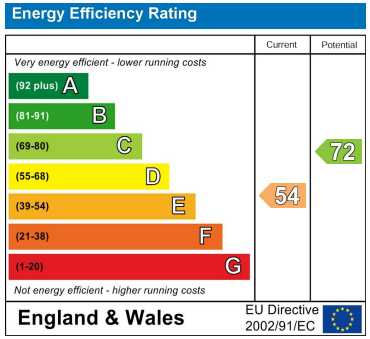
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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)

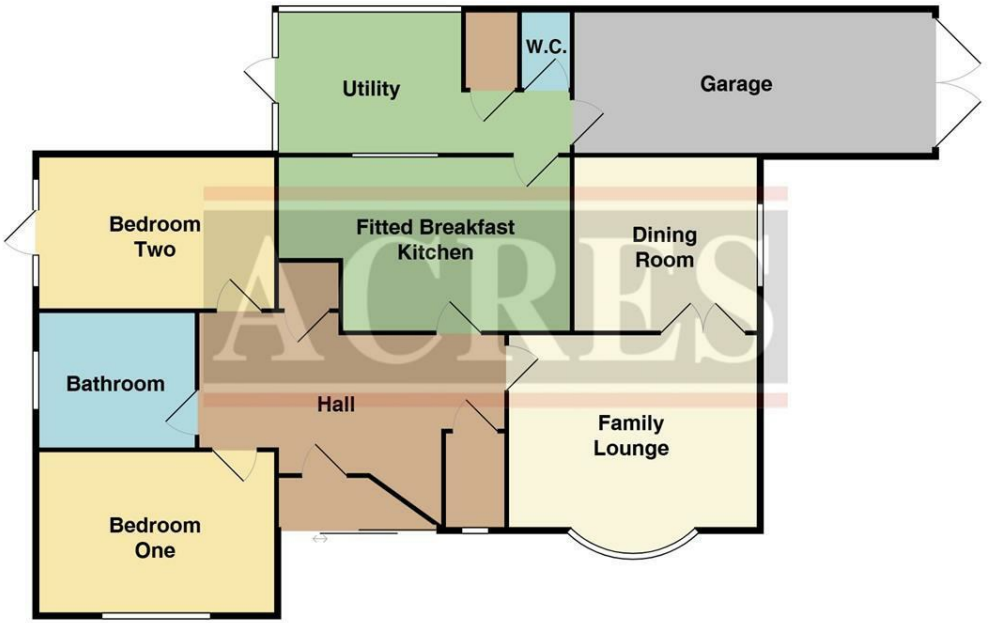
COUNCIL TAX BAND: E COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





Coldstream Road, Sutton Coldfield, B76 1NW



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.