

ACRES

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- Four bed roomed, detached home
- En-suite to master bedroom
- Family bathroom
- Spacious family lounge
- Attractive dining room & conservatory
- Fitted kitchen and utility
- Guest cloakroom/WC
- Multivehicle drive & single garage
- Delightful, private rear garden
- Excellent position close to amenities



GLENTWORTH, WALMLEY, B76 2RE - OPEN TO OFFERS £450,000

Nestled within a sought-after, modern development in the heart of Walmley, this beautifully presented, four-bedroomed, detached family home offers a perfect blend of comfort, convenience and contemporary living. The property is freehold and enjoys a prime position that embraces the traditional charm of Walmley while providing effortless access to a range of local amenities. Just a short stroll away, residents will find a variety of shopping facilities, highly regarded schools and excellent transport links, including convenient bus routes to surrounding towns and Birmingham city centre. The home benefits from gas central heating and PVC double glazing (both where specified), with internal accommodation that has been thoughtfully laid out for growing families. A welcoming, deep entrance hall sets the tone, leading into a spacious family lounge ideal for relaxation and entertaining. A separate, appealing dining room provides further social space, while the fitted breakfast kitchen, complete with utility room, caters to modern culinary needs. A conservatory to the rear allows natural light to flood in and offers views of the garden, complemented by a guest cloakroom/WC completing the ground floor. Upstairs, four well-proportioned bedrooms are arranged to suit a variety of lifestyle needs. The master bedroom boasts fitted wardrobes and a private en-suite shower room, while a family bathroom services the remaining rooms. Externally, the property is approached via a multi-vehicle driveway that leads to a single garage, offering ample off-road parking. To the rear, a well-maintained garden features a paved patio, neat lawn and a selection of mature shrubs and bushes that offer both beauty and privacy. This is a wonderful opportunity to acquire a spacious and well-located home within a thriving community, making it ideal for families seeking long-term comfort and convenience. Early viewing is highly recommended. EPC Rating D.

Set back from the road behind a shared drive giving access to two properties, a multi vehicular drive advances to the accommodation, together with lawn to side and mature shrubs and bushes, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL: Internal doors open to a family lounge, fitted breakfast kitchen, dining room, guest cloakroom / WC and understairs storage, stairs off to first floor.

FAMILY LOUNGE: 14'08 x 13'11: PVC double glazed bay window to fore with windows to side, space for complete lounge suite, fire set upon a granite hearth having matching surround and period mantel over, radiator, door back to entrance hall.

FITTED BREAKFAST KITCHEN: 11'10 x 9'06: PVC double glazed window to rear, matching wall and base units with recesses for dishwasher and free-standing fridge / freezer, integrated oven, roll edged work surface with sink drainer unit, gas hob with extractor canopy over, radiator, door back to entrance hall and access is provided to:

UTILITY: 6'10 x 5'02: PVC double glazed door to rear, matching wall and base units with recesses for washing machine, roll edged work surface over with stainless steel sink drainer unit, tiled splashbacks, access is provided back to kitchen.

DINING ROOM: 10'02 x 9'00: Glazed French doors with windows to side open to rear conservatory, space for dining table and chairs, radiator, door back to entrance hall.

REAR CONSERVATORY: 8'09 x 7'09: PVC double glazed windows and doors open to rear garden, internal glazed French doors with windows to side open back to dining room.

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

STAIRS & LANDING: Doors open to four bedrooms, a family bathroom and storage cupboard.

BEDROOM ONE: 12'00 x 12'00: PVC double glazed windows to fore and to side, space for double bed and complementing suite, built-in wardrobes, radiator, door back to landing and door opens to:

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

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

BEDROOM THREE: 11'05 x 9'05 max / 8'04 min: PVC double glazed window to rear, space for double bed and complementing suite, radiator, recess for door to landing.

BEDROOM FOUR: 11'02 x 6'09: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: VC double glazed obscure window to rear, suite comprising bath with glazed splash screen door to side, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances to lawn, mature shrubs and bushes line and privatise the property's border with access being given back into the home via doors to conservatory and to utility.

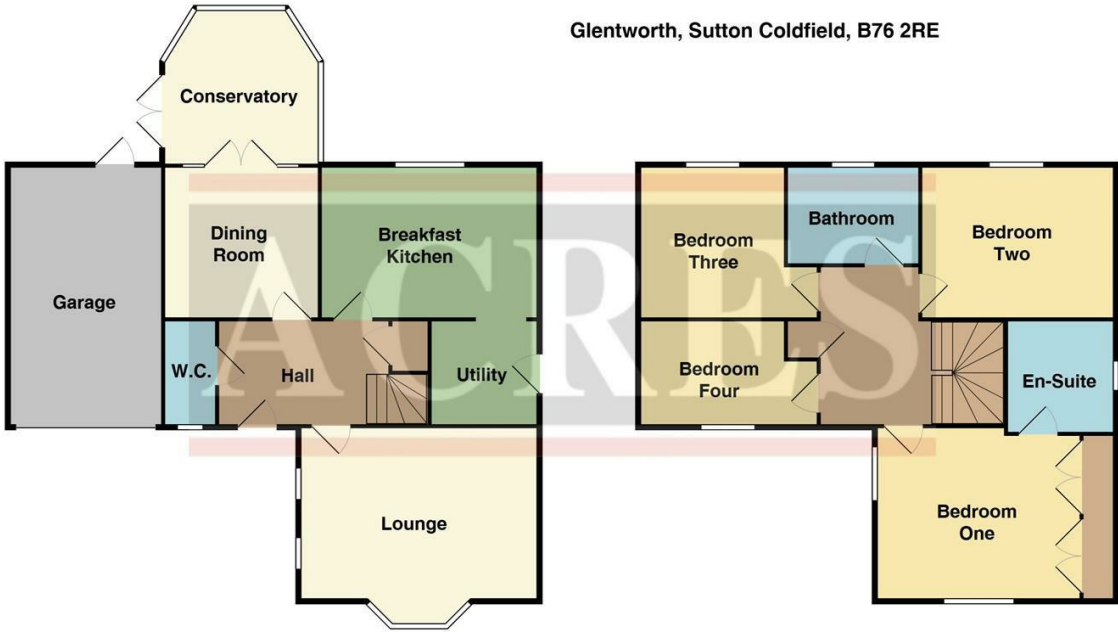
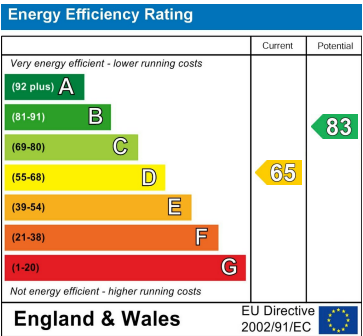
SINGLE GARAGE: 15'00 x 8'03: (please check suitability for your own vehicle use): Up and over garage door to fore, door to rear.



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



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 their purpose, or within 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.

