

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Four bedroomed, detached family home
- Master boasting en-suite shower room
- Well-appointed family bathroom
- Dual-aspect family lounge
- Impressive dining room & guest WC
- Fitted breakfast kitchen & utility
- Multivehicle drive with detached double garage
- Low-maintenance rear garden
- No onward chain
- Excellent position close to amenities



SYCAMORE CLOSE, WALMLEY, B76 2PE - OFFERS OVER £550,000

No onward chain This beautifully presented four-bedroom detached freehold family home enjoys a superb position adjacent to the ever-popular New Hall Valley, combining generous internal proportions with a well-maintained finish throughout. Having been carefully cared for during its current tenure, the property is ready for immediate move-in upon completion while also offering scope for personalisation, making it an appealing choice for a wide range of families. Perfectly situated, the home is within walking distance of several highly-regarded schools and just a short stroll from Walmley's bustling high street, with its array of shopping amenities. Further comprehensive retail and leisure facilities are easily accessible via excellent road networks and readily-available public transport links, ensuring convenience is always at hand. Internally, the home benefits from gas central heating and PVC double glazing (both where specified). A deep entrance hall welcomes you inside, leading to a spacious dual-aspect family lounge, separate dining room, guest cloakroom/WC, a well-proportioned fitted breakfast kitchen, and a useful utility room. To the first floor, four bedrooms are arranged to provide versatile accommodation, with three featuring fitted or built-in wardrobes. The master bedroom further benefits from an en-suite shower room, while a family bathroom completes the upstairs layout. Externally, the property continues to impress. A multi-vehicle driveway leads to a detached double garage, providing excellent parking and storage options. To the rear, a private low-maintenance garden, bordered by timber fencing and partial shrubbery, offers a pleasant outdoor retreat. To fully appreciate the space, setting and quality of this family home, we highly recommend an internal inspection. EPC Rating C.

Set back from the road behind a multi vehicular tarmac drive with block paved border, a slate garden bed is provided with a variety of shrubs, plants and bushes; access is gained into the accommodation via a PVC double glazed obscure door into:

DEEP ENTRANCE HALL: Doors open to understairs storage, dual-aspect family lounge, guest cloakroom / WC and fitted breakfast kitchen, glazed double doors open to dining room.

DUAL ASPECT FAMILY LOUNGE: 20'04 X 11'03: PVC double glazed French doors open to rear garden with a PVC double glazed window to fore, gas coal-effect fire set upon a granite hearth having matching surround and period mantel over, space for complete lounge suite, radiators, door back to entrance hall.

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

DINING ROOM: 10'09 x 9'10: PVC double glazed window to fore, space for complete dining table and chairs, radiator, glazed double doors open back to entrance hall.

FITTED BREAKFAST KITCHEN: 12'05 x 12'01: PVC double glazed window to rear, matching wall and base units with integrated bin disposal, dishwasher and oven with grill over, recesses for free-standing fridge / freezer, edged work surface with five ring gas hob having extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks and flooring, radiator, door back to entrance hall and door to:

UTILITY: 8'04 x 5'08: PVC double glazed door to rear, matching wall and base units with recesses for washing machine and dryer, edged work surface with stainless steel sink drainer unit, radiator, tiled splashbacks and flooring, door back to kitchen.

STAIRS & LANDING TO FIRST FLOOR: Doors open to four bedrooms, family bathroom and storage.

BEDROOM ONE: 10'09 x 10'00: PVC double glazed window to rear, space for double bed and complementing suite, fitted double wardrobes with bedside units, radiator, door back to landing and to:
ENSUITE SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising step-in shower cubicle, vanity wash hand basin and WC, tiled splashbacks and flooring, door back to bedroom.

BEDROOM TWO: 11'07 x 9'09: PVC double glazed window to fore, fitted wardrobes, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'00 x 8'03: PVC double glazed window to rear, fitted wardrobes, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 10'09 x 6'09: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to fore, suite comprising bath with splash screen door to side, vanity wash hand basin and WC, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A block paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes, together with timber fencing, line and privatise the property's perimeter, with access being given back into the home via PVC double glazed doors to dual-aspect lounge and to utility.

DOUBLE DETACHED GARAGE: (Please check suitability for your own vehicle use): Dual up and over garage doors open to fore.

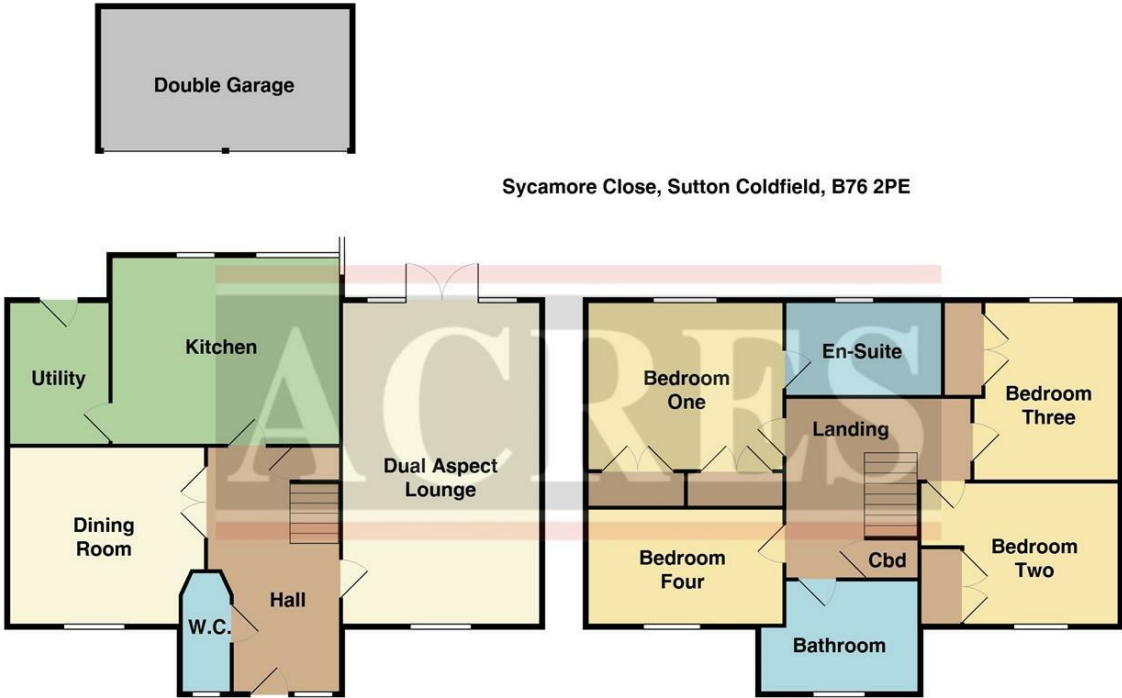


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: F **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	74	79
(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		



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.