

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Immaculate, three bedroomed home
- Well appointed shower room
- Spacious family lounge
- Fitted galley kitchen with scope for extension
- Dining room with open plan potential
- Multivehicle drive to fore
- Recessed, converted garage
- Garage now with store/office & study
- Excellent position close to amenities
- Impressive scope within



DOVEBRIDGE CLOSE, WALMLEY, B76 2UH - OFFERS IN EXCESS OF £325,000

Beautifully presented throughout & occupying a highly sought-after position in the heart of Walmley, this impressive three-bedroom freehold family home offers well-proportioned accommodation, excellent potential for future enhancement & an enviable location close to an abundance of local amenities. Ideally placed for family living, the property is just a short stroll from well-regarded schools, everyday shopping facilities & extensive public green spaces, whilst readily available bus services provide convenient access to Walmley Village, surrounding towns & Birmingham City Centre. Benefitting from gas central heating & PVC double glazing (both where specified), the accommodation briefly comprises a welcoming & deep entrance hall, a delightful family lounge featuring a contemporary media-style chimney breast, & a fitted kitchen which remains separate from the adjoining dining room, offering excellent scope for prospective purchasers to create an open-plan kitchen/dining space, subject to the necessary consents and alterations. To the first floor, three well-proportioned bedrooms provide comfortable family accommodation, with the principal bedroom further benefitting from fitted wardrobes. A beautifully renewed & stylish shower room completes the internal accommodation. Externally, the property is approached via an attractive block-paved driveway, whilst 50/50 split gates provide secure access to the side of the home. The former garage has been thoughtfully adapted to provide a useful storage area to the front, with the rear converted into a versatile office or study, ideal for those working from home or requiring additional flexible living space. The rear garden has been immaculately maintained, offering a wonderful outdoor setting for both relaxation & entertaining. Combining a desirable location, spacious accommodation & excellent potential, this superb family home can only be fully appreciated by way of an internal inspection, which is highly recommended. EPC C.

Set back from the road behind a renewed block paved multi vehicular drive, access is gained into the accommodation via a PVC double glazed obscure composite door with windows to side into:

ENTRANCE HALL: Doors lead to lounge, breakfast kitchen and under stairs storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 13'00 x 10'03: PVC double glazed windows to fore, media-style chimney breast with integral electric fire having recess over for television, space for complete lounge suite, radiator, door back to entrance hall.

FITTED KITCHEN: 11'06 x 7'03: PVC double glazed windows to side and to rear, with door opening to rear garden, matching wall and base units with recesses for washing machine, free-standing fridge / freezer and oven, roll edged work surfaces with one and a half stainless steel sink drainer unit, matching upstands, extractor canopy over, door back to entrance hall and access is provided to:

DINING ROOM: 11'05 x 9'04: PVC double glazed sliding patio doors open to rear garden, space for dining table and chairs, radiator, access is provided back to kitchen.

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

BEDROOM ONE: 12'11 x 10'01: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM TWO: 11'03 x 9'01: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'01 x 6'05: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

RENEWED FAMILY SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising walk-in shower area with glazed splash screen to side, vanity wash hand basin and low level WC, ladder style radiator, recessed storage, tiled splashbacks and flooring, 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 doors to kitchen and to dining room. Access is also provided to a garage / store, which has been converted to the rear to offer further storage or varying usage.

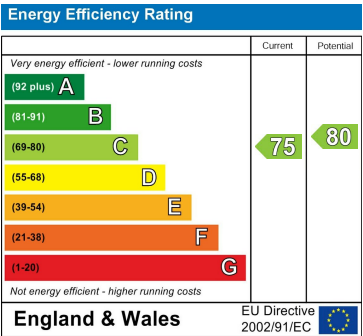
REAR GARAGE STORAGE: 7'07 x 7'00: Electric is provided with a PVC double glazed door opening back to garden.



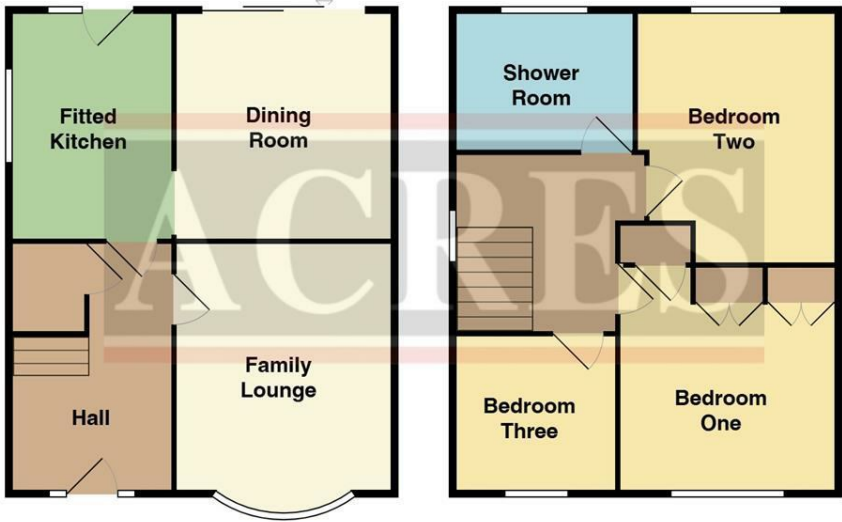
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

VIEWING: Highly recommended via Acres on 0121 313 2888



Dovebridge Close, Sutton Coldfield, B76 2UH



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.