

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Extended and beautifully presented
- Three well-proportioned bedrooms
- Fully comprehensive bathroom
- Separate utility/WC
- Fitted breakfast kitchen & extended dining area to rear
- Appealing rear conservatory
- Large porch & entrance hall
- Multivehicle drive to fore
- Side, recessed garage
- Immaculate rear garden



**MAYTHORN AVENUE, WALMLEY, B76 1HW - ASKING PRICE £400,000**

Set within a popular residential estate in Walmley and positioned in a quiet cul-de-sac, this three-bedroomed, semi-detached, extended freehold bungalow offers impressive internal proportions and versatile accommodation ideally suited to a wide range of prospective purchasers. The property enjoys convenient access to Walmley High Street, where a variety of daily amenities, pharmacies and eateries can be found, along with well-regarded schooling and readily-available bus services providing easy travel throughout the local area and beyond. Beautifully presented throughout and ready for immediate occupation upon successful purchase, the home benefits from gas central heating and PVC double glazing (both where specified). The accommodation briefly comprises a porch and deep entrance hall, a fitted kitchen opening into an extended dining room with a rear conservatory, a generous family lounge, three well-proportioned bedrooms, a fully comprehensive family bathroom and a separate utility/WC. Externally, a renewed cobble-print driveway provides access to the property, with a side drive leading to a single recessed rear garage. To the rear, further cobble printing complements a well-maintained lawned garden with established shrubs to the boundaries, offering a pleasant and practical outdoor space. To fully appreciate the spacious layout, presentation and desirable location of this attractive family home, internal inspection is highly recommended. EPC Rating D.

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

**PORCH:** Space is provided for storage, radiator, an internal glazed door opens to:

**LARGE ENTRANCE HALL:** Obscure glazed doors open to a considerable family lounge and extended fitted breakfast kitchen, further doors to three bedrooms, a fully comprehensive bathroom, utility and storages, radiator.

**FAMILY LOUNGE:** 14'00 x 13'09: PVC double glazed French doors with windows to side open to rear conservatory, space for complete lounge suite, gas fire set upon a granite-style hearth having matching surround and mantel over, radiator, an obscure glazed door gives access back to entrance hall, a further obscure glazed door opens to:

**EXTENDED FITTED BREAKFAST KITCHEN:** 11'05 x 10'06: PVC double glazed window to side, matching wall and base units with a central kitchen island having integrated appliances including microwave and double oven, recess for dishwasher, edged work surface with four ring electric hob having extractor canopy over, stainless steel sink drainer unit, recess for American-style fridge / freezer, tiled splashbacks, an obscure glazed door gives access back to entrance hall, access is provided to:

**DINING AREA:** 13'05 x 12'02: PVC double glazed obscure window to side with clear glazed window and cottage-style door opening to rear garden, space is provided for a dining table and chairs, access is given directly to kitchen, an obscure glazed door to lounge, access is also provided to:

**REAR CONSERVATORY:** 11'10 x 7'07: PVC double glazed windows and French doors open to rear garden, further internal PVC double glazed French doors and windows open to lounge, space for lounge suite, access is provided back to dining area.

**UTILITY / WC:** PVC double glazed obscure window to side, suite comprising low level WC and corner wash hand basin, space for washing machine, door back to entrance hall.

**BEDROOM ONE:** 13'09 x 10'02: PVC double glazed windows to fore and to side, space for double bed and complementing suite, radiator, door back to entrance hall.

**BEDROOM TWO:** 13'09 X 9'04: PVC double glazed windows to fore and to side, space for double bed and complementing suite, radiator, door back to entrance hall.

**BEDROOM THREE:** 9'06 x 6'09: PVC double glazed window overlooking porch, currently utilised as a walk-in wardrobe, radiator, door back to entrance hall.

**FULLY COMPREHENSIVE BATHROOM:** PVC double glazed obscure window to side, suite comprising step-in corner shower cubicle with glazed splash screen doors, bath, vanity wash hand basin and low level WC, ladder-style radiator, tiled splashbacks, door back to entrance hall.

**REAR GARDEN:** A cobble-print patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border with access being given to a side recessed garage via a PVC double glazed obscure door, access is also provided back to the home via doors to dining area and conservatory.

**REAR GARAGE:** (please check suitability for your own vehicle use): Up and over garage door 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)

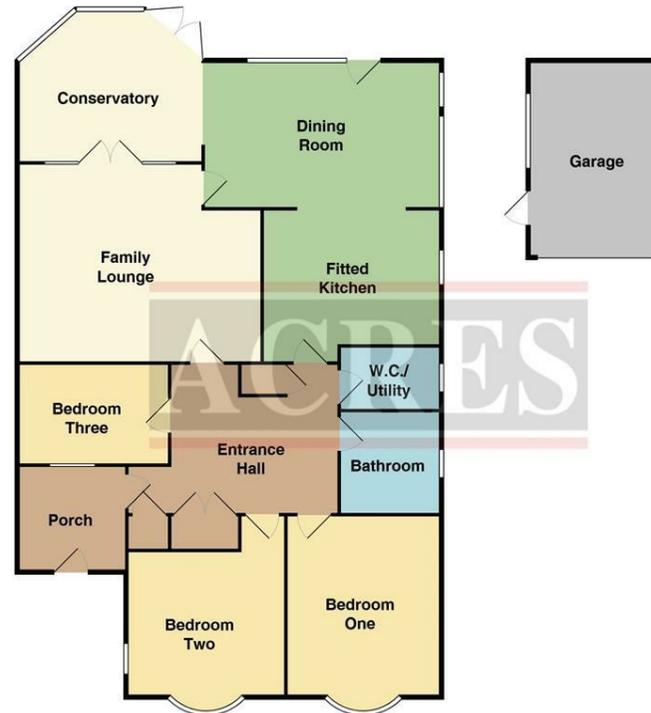
**COUNCIL TAX BAND:** D    **COUNCIL:** Birmingham City Council

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Maythorn Avenue, Sutton Coldfield, B76 1HW



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.