

ACRES

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- Superb, executive style, extended and detached home
- Four double bedrooms
- Fully comprehensive bathroom
- Impressive dining room with bay window
- Spacious rear lounge leading to conservatory
- Breakfast area leading to renewed fitted kitchen
- Guest cloakroom/WC & large hall
- Appealing single garage
- Multivehicle drive to fore
- Expansive rear garden



PENNS LANE, WALMLEY, B76 1LG - ASKING PRICE £600,000

This executive-style 4-bedroom detached freehold family home offers superb internal proportions and is a beautifully maintained, much-loved family residence, offering a rare opportunity for a new owner to further personalise an already substantial property. Occupying a prime position close to well-regarded schooling, the home is just a short walk from Walmley's high street, with a wide range of daily essential amenities, including grocery stores, cafés, pharmacies & traditional public house. Readily-available bus services provide ease of commute to surrounding town & city centre locations, making the setting convenient & highly desirable. An impressive extension adds valuable additional living space, creating a versatile layout perfectly suited to growing families, while still offering exciting scope for further customisation if desired. Benefitting from gas central heating & PVC double glazing (both where specified), the internal accommodation briefly comprises a welcoming porch leading into a deep, impressive entrance hall. To the fore sits a substantial dining room, ideal for formal entertaining, while to the rear an appealing family lounge flows into a conservatory, enjoying pleasant views over the garden. A breakfast area leads through to a renewed fitted breakfast kitchen, and a guest cloakroom/WC completes the ground floor. To the 1st floor, 4 impressively proportioned double bedrooms are accessed from a spacious landing, all serviced by a fully comprehensive family bathroom. Externally, a tarmac multi-vehicle driveway with lawned foregarden leads to the property and provides access to a single garage. To the rear, a substantial garden is mainly laid to lawn and framed by well-tended shrubs along the borders, offering a delightful and private outdoor space for relaxation, play and entertaining. To fully appreciate the scale, setting and long-term potential of this outstanding family home, internal inspection is highly recommended. EPC D.

Set back from the road behind a multi vehicular drive, access is gained into the accommodation via a PVC double glazed door with window to side into:

PORCH: Obscured stained glass windows with a stained glass internal door opens to:

ENTRANCE HALL: Obscure doors open to dining room, lounge and breakfast area, doors to under stairs storage and WC, radiator, stairs off to first floor.

DINING ROOM: 16'04 (into bay) x 12'10 max / 11'11 min: PVC double glazed bay window to fore, space for complete dining table and chairs, gas wall-mounted fire, radiator, obscure door back to entrance hall.

REAR FAMILY LOUNGE: 15'03 x 11'11: Sliding patio doors open to rear conservatory, gas coal-effect fire set upon a granite-style hearth with surround and timber mantel over, space for complete lounge suite, an obscure door opens back to entrance hall.

REAR CONSERVATORY: 12'00 x 9'02: PVC double glazed windows and doors to rear, space for garden set, sliding patio doors open back to lounge.

BREAKFAST AREA: 11'01 x 8'11: PVC double glazed window to rear, space for breakfast table and chairs, radiator, obscure door back to entrance hall and further glazed door to:

FITTED BREAKFAST KITCHEN: 14'10 x 10'00: PVC double glazed window to rear with obscure door to side, matching wall and base units with integrated full-size larder fridge and freezer, dishwasher and washing machine, recess for free-standing Aga, edged work surface with extractor canopy over, one and a half ceramic sink drainer unit, tiled splashbacks, radiator, door to garage and door to a clever pantry area, glazed door opens back to breakfast area.

GUEST CLOAKROOM / WC: Suite comprising low level WC and vanity wash hand basin, tiled splashback, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Stained glass windows to fore, doors open to four bedrooms with a split level to bedroom four and a fully comprehensive family bathroom, access to partially boarded loft space via pull-down ladder.

BEDROOM ONE: 14'11 x 10'00: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes, radiator, recess for bed, door back to landing.

BEDROOM TWO: 12'11 x 12'00: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 12'00 x 11'11: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 12'08 x 10'01: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising walk-in shower cubicle with splash screen to side, bath, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, doors to airing cupboard / storage and door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn featuring a charming garden pond, mature, well-tended shrubs and bushes line and privatise the property's border with access being given back into the home via doors to kitchen and conservatory.

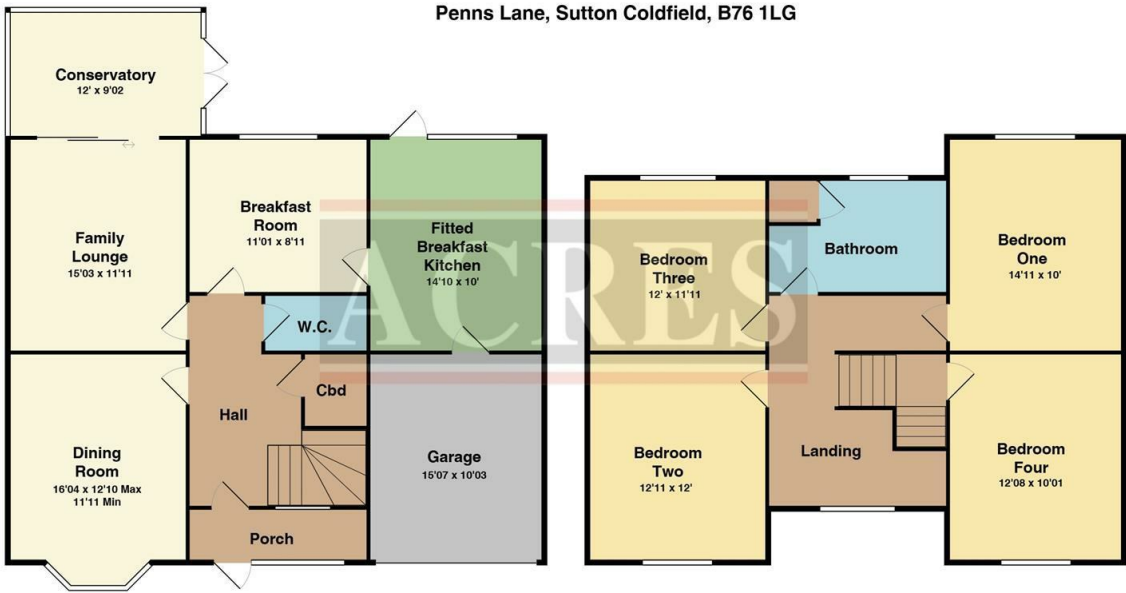
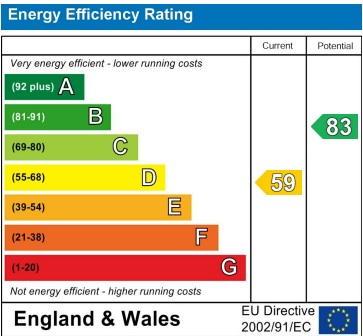
GARAGE: 15'07 x 10'03: (please check suitability for your own vehicle use): Up and over garage door to fore, an internal door opens back to kitchen.



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



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.