


# 385 WALMLEY ROAD, WALMLEY, B76 1PB







# Offers Over £750,000

SUPERB PLOT & HUGE POTENTIAL* Set on an imposing plot in Sutton Coldfield, this characterful and charming, four bedroomed, freehold, detached dormer bungalow offers vast scope for personalisation and redevelopment (subject to necessary planning permissions).

Having served as a much loved family home, the opportunity to purchase such a grand and unique plot is provided for a new chapter to begin.

Due to its family environment, local well regarded schooling, daily shopping facilities, readily available transport and much more are all available nearby and often within walking distance of the home's immediate position.

Benefitting from gas central heating and PVC double glazing (both where specified), a gated substantial drive with an extra large double detached garage is provided, with internal rooms briefly comprising: porch, majestic entrance hall with a balconied landing overlooking, timeless family lounge, dedicated dining room, billiards/games room, office/study, a fitted breakfast kitchen, utility and WC, a master bedroom with en-suite shower room and a separate, renewed family shower room all to the ground floor.

To the first floor are three double bedrooms and a delightful family bathroom. Externally, the generous drive is privatised by trees and shrubs, offering side access and also access to the rear of the home, with further tree lined perimeters and a multitude of dining and entertaining zones for family and friends, boasting a south westerly facing retreat.

To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating TBC.

The Property Ombudsman

**49 Walmley Road, Walmley, Sutton Coldfield, West Midlands, B76 1NP**
**Tel: 0121 313 2888 Email: walmley@acres.co.uk**


Air Fryer

Set back from the road behind metal gates and a multi vehicle tarmac drive with mature shrubs, bushes and trees lining the home's perimeter, access is gained into the home via a PVC double glazed obscure door into:

PORCH:
PVC double glazed windows to side, space is provided for cloaks storage, a PVC double glazed obscure door opens to:

ENTRANCE HALL:
PVC double glazed windows to fore, glazed obscure door opens to office, further doors open to a family lounge, dedicated dining room, billiards room, master bedroom, shower room and storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 18'07 (into bay) x 18'04 max / 15'08 min:
PVC double glazed bay windows and door open to rear garden, natural traditional beams are provided throughout, space for a complete lounge suite, radiator, door back to entrance hall and double doors open to:

DEDICATED DINING ROOM: 18'04 (into bay) x 16'00 max / 12'04 min:
PVC double glazed bay window to rear, space is provided for a complete dining table and chairs, radiator, door opens back to entrance hall with double doors opening back to lounge.

BILLIARDS/GAMES ROOM: 22'05 x 14'08 max / 12'00 min:
PVC double glazed bay and bow windows to rear, space is provided for varying games and sporting activities and alternative variable uses, radiators, door back to entrance hall.

OFFICE / STUDY: 12'07 x 9'09:
PVC double glazed window to fore, space is provided for an office / study suite, radiator, an obscure glazed door opens back to entrance hall with further glazed door to:

FITTED BREAKFAST KITCHEN: 22'05 x 10'04:
PVC double glazed windows to fore and to side, matching wall and base units with recesses for dishwasher and American-style fridge / freezer, integral oven having grill over and separate microwave, roll edged work surface with one and a half stainless steel sink drainer unit, electric hob having extractor canopy over, tiled splashbacks, radiator, space for breakfast table and chairs, an obscure glazed door opens back to office / study with obscure glazed door and window opening to:

UTILITY: 9'05 x 8'07:
PVC double glazed window and door open to rear garden, matching wall and base units with recesses for washing machine and dryer, roll edged work surface with butlers sink, tiled splashbacks, radiator, door back to kitchen and a bi-folding door opens to:

GUEST CLOAKROOM / WC:
Obscure glazed window opens to side, suite comprising low level WC and vanity wash hand basin, tiled splashbacks, bi-folding door back to utility.







TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: G  Council: Birmingham City Council















MASTER BEDROOM: 16'07 x 11'09:
PVC double glazed window to fore, space is provided for a double bed and complementing suite, radiator, door back to entrance hall and an obscure glazed door with stained glass windows over opens to:
ENSUITE SHOWER ROOM:
PVC double glazed obscure window to fore, suite comprising shower with glazed splash screen doors, pedestal wash hand basin and low level WC, ladder style radiator, tiled splashbacks, obscure door back to bedroom.

REFITTED FAMILY SHOWER ROOM:
PVC double glazed obscure window to fore, suite comprising step-in shower with glazed splash screen to side, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR:
A balconied landing provides access to three bedrooms and a family bathroom.

BEDROOM TWO: 17'07 x 13'00:
PVC double glazed windows to fore and to rear, space is provided for a double bed and complementing suite, built-in wardrobes, radiator, door to eaves storage and door back to landing.

BEDROOM THREE: 11'09 x 8'08:
PVC double glazed window to rear, space is provided for a double bed and complementing suite, radiator, door back to landing and door opens to:
EAVES STORAGE: 12'03 x 6'04:
Velux skylight to side, space is provided for storage or future potential conversion, currently a half height door provides access to the room, of which opens back to bedroom three.

BEDROOM FOUR: 10'09 x 7'04:
PVC double glazed window to rear, space is provided for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to landing.

FAMILY BATHROOM:
PVC double glazed obscure window to fore, suite comprising bath, his & hers wash hand basins, low level WC and bidet, tiled splashbacks and flooring, ladder style radiator, an obscure door opens back to landing.

REAR GARDEN:
Varying dining and entertaining areas are provided to patios, and a lawned section offering gravel with pergola over, mature shrubs and bushes together with trees line and privatise the property's border with access being given down to the side of the home and to an external coal store, access is also provided back to the front of the home and to:

EXTRA LARGE DOUBLE GARAGE: 23'07 x 20'03: (please check suitability for your own vehicle):
Detached from the home and providing varying opportunities, a garage door opens to fore with further door opening to side.

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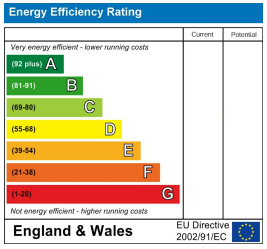
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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.




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.