

ACRES

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- Extended & converted, 3/4 bedroomed, semi-detached
- Fully comprehensive family bathroom
- Spacious lounge through dining area
- Renewed, fitted kitchen
- Impressive rear orangery
- Converted garage offering 4th bedroom/office
- En-suite shower room to 4th bedroom/office
- Multivehicle drive with EV Charging
- Landscaped, private rear garden
- Superbly presented throughout



STOURTON CLOSE, WALMLEY, B76 2UP - OFFERS IN THE REGION OF £350,000

This beautifully presented, three bedroomed (with potential for a fourth) detached and extended freehold family home is ideally positioned in the heart of Walmley, Sutton Coldfield, offering exceptional internal styling and space ready for immediate move-in. Set within a highly desirable location, the property lies just a short walk from a wide array of amenities including shopping facilities, well-regarded schooling for all ages and picturesque public parks, with the stunning New Hall Valley also close by. Thoughtfully extended and tastefully enhanced throughout its current ownership, the home is a true credit to the vendors, showcasing a high standard of finish and a keen eye for design. Benefitting from gas central heating and PVC double glazing (both where specified), the property also features the added advantage of an EV charging point to the side. Internally, the accommodation briefly comprises a welcoming porch leading into a spacious and open plan family lounge, flowing seamlessly through to a rear dining area, creating an ideal environment for both everyday living and entertaining. An updated and impressive fitted kitchen provides a stylish and functional space, while a delightful rear orangery further enhances the ground floor living. A cleverly converted garage offers versatile accommodation, currently utilised as an office/study but equally suitable as a potential fourth bedroom, complete with an en-suite shower room. To the first floor, three generous double bedrooms are served by a well-appointed and comprehensive family bathroom, all continuing the home's attractive and modern presentation. Externally, the property is approached via a cobble-print multi-vehicle driveway, providing ample off-road parking. To the rear, a thoughtfully landscaped garden features renewed paving, a raised sleeper bed to one side and a dedicated corner seating area, perfect for outdoor dining and relaxation. Combining style, space and a prime location, this outstanding family home must be viewed internally to be fully appreciated.

Set back from the road behind a multivehicle, cobble print drive with EV Charging Point to side, access is gained into the accommodation via a PVC double glazed obscure door into:

PORCH: PVC double glazed window to side, door to converted garage space now offering office/study or potential bedroom, access is also given into:

FAMILY LOUNGE THROUGH DINING AREA: 22'07 x 11'10: PVC double glazed window to fore having fitted shutter style blinds over, gas coal effect fire, space for complete lounge suite and dining table with chairs, PVC double glazed French doors with windows to side open to rear orangery, stairs off to first floor, doors to porch and to:

FITTED KITCHEN: 11'09 x 7': PVC double glazed window to orangery, matching wall and base units with integrated washing machine, fridge/freezer, dishwasher, double oven and microwave, edged quartz work surfaces with 1 ½ sink unit having draining grooves cut to side, four ring electric hob having extractor canopy over, matching upstands and tiled splashbacks, vertical column radiator, PVC double glazed obscure door to side, door back to storage and back to dining room/lounge.

REAR ORANGERY: 17'07 x 8'11: PVC double glazed windows and French doors open to garden, space is provided for dining furniture or further lounging suite, roof lantern, radiator, PVC double glazed French doors open back to dining room/lounge.

OFFICE/STUDY OR POTENTIAL BEDROOM FOUR: 10'06 x 7'11: PVC double glazed bow window to fore with fitted shutter style blinds over, radiator, door back to porch with further door opening into:

EN-SUITE/SHOWER ROOM: PVC double glazed obscure window to side, suite comprising corner shower cubicle with glazed splash screen doors, vanity floating wash hand basin and low level w.c., ladder style radiator, built in storage, tiled splashbacks, door back to office/bedroom.

STAIRS AND LANDING: PVC double glazed obscure window to side, doors open to three bedrooms and a fully comprehensive family bathroom.

BEDROOM ONE: 11'09 x 10'06: PVC double glazed window to fore, space for double bed and complimenting suite, fitted wardrobes, radiator, door back to landing.

BEDROOM TWO: 10'08 x 8'02: PVC double glazed window to rear, space for double bed and complementing suite, built in sliding mirrored wardrobe, further built in storage, radiator, door back to landing.

BEDROOM THREE: 9'06 x 8'09: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobe, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure windows to side and to rear, suite comprising step in shower cubicle with glazed splash screen doors to fore, freestanding bath and vanity wash hand basin with w.c., tiled splashbacks, traditional towel radiator, door back to landing.

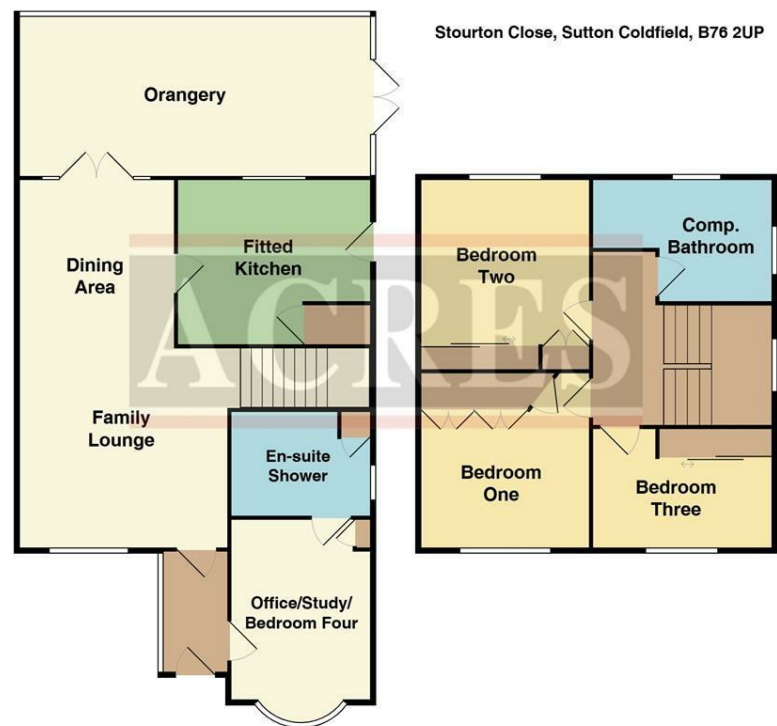
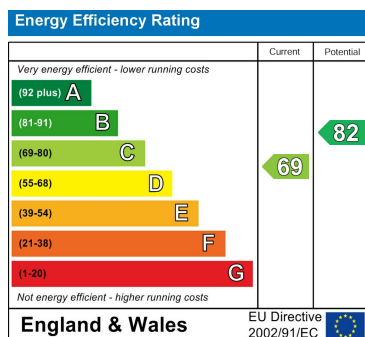
REAR GARDEN: Renewed paved patio advances from the home and leads to lawn, raised garden beds to one side offers shrubs, a dining space is offered at the back of the garden with access being given back into the home via PVC double glazed French doors to orangery.



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

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.

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.