ACRES
Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
0121 313 2888 walmley@acres.co.uk @ www.acres.co.uk



- NO ONWARD CHAIN
- Three bedroomed, semi detached family home
- Well appointed bathroom
- Spacious rear lounge
- Dedicated dining room to fore
- Fitted breakfast kitchen
- Multivehicle shared drive to fore
- Rear garden with single garage
- Close to local amenities
- Excellent potential throughout





WIMBOURNE ROAD, WALMLEY, B76 2SU - PRICE GUIDE £300,000

This impressively positioned and highly sought after, three bedroomed, traditional semi detached, freehold family home in Sutton Coldfield boasts no onward chain and vast opportunity for personalisation. Walking distance to a number of amenities including daily essential shopping, well regarded schooling and readily available bus services that provide ease of commute to surrounding town and city centre locations including: Sutton Coldfield, Walmley, Wylde Green and Birmingham. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: porch, deep entrance hall, an appealing dedicated dining room with bay window, an extended rear lounge and breakfast kitchen. To the first floor, three well proportioned bedrooms provide delightful space for families, a family bathroom services all bedrooms. Externally, the home is approached via a shared tarmac drive with lawn and paving to side, the drive runs down the home and to a single, recessed garage at the back of the property, sitting along side a delightful rear garden with mature shrubs and bushes, lining, as well as privatising the homes borders. To fully appreciate the home on offer, we highly recommend internal inspection. EPC rating C.

Set back from the road behind a tarmac drive with paved path and lawn to side, access is gained into the home via a PVC double glazed set of french doors into:

Porch: Space is provided to side for storage, obscure glazed door with windows to side opens into:

Entrance hall: Obscure glazed doors open to breakfast kitchen, family lounge, dining room and understairs storage, radiator, stairs off to first floor.

Dining room: 13'11 (into bay) x 11'05 max 10'09: Double glazed bay window to fore, space for dining table and chairs, gas fire, obscure glazed door back to entrance hall.

Family lounge: 16'06 x 11'07 max 6'10 min: Double glazed patio doors open to rear garden, window overlooks kitchen, space is provided for a complete lounge suite, gas fire, obscure glazed door opens back to entrance hall.

Fitted kitchen: 12'02 x 9'05 max 7'08 min: Double glazed window and door open to rear garden, matching wall and base units with recesses for fridge/freezer and washing machine, integral oven having grill over, edged work surface with stainless steel sink drainer unit, electric hob, tiled splash backs, obscure glazed door back to entrance hall.

Stairs and landing: Obscure double glazed window to side, doors open to three bedrooms and a family bathroom

Bedroom one: 13'09 (into bay) x 10'09 max 9'07 min: Double glazed bay window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

Bedroom two: 11'07 x 10'01: Double glazed window to rear, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

Bedroom three: 8'08 x 7'09: Double glazed window to fore, space for bed and complimenting suite, fitted over stairs wardrobe, radiator, door back to landing.

Family bathroom: Obscure glazed window to rear, suite comprising bath, low level w.c. and pedestal wash hand basin, tiled splash backs, radiator, fitted storage, door back to landing.

Rear garden: Paved patio advances from the home and leads to lawn, mature shrubs and bushes line the homes perimeter with access being given back into the home via doors to lounge and kitchen, access is also provided to:

Garage: (Please check suitability for your own vehicle) 50/50 split doors to fore.















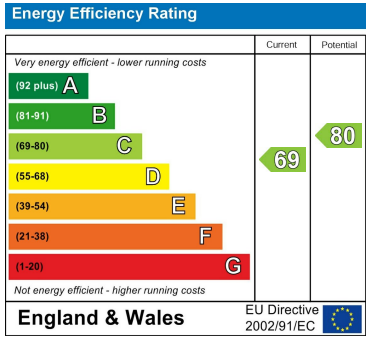
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

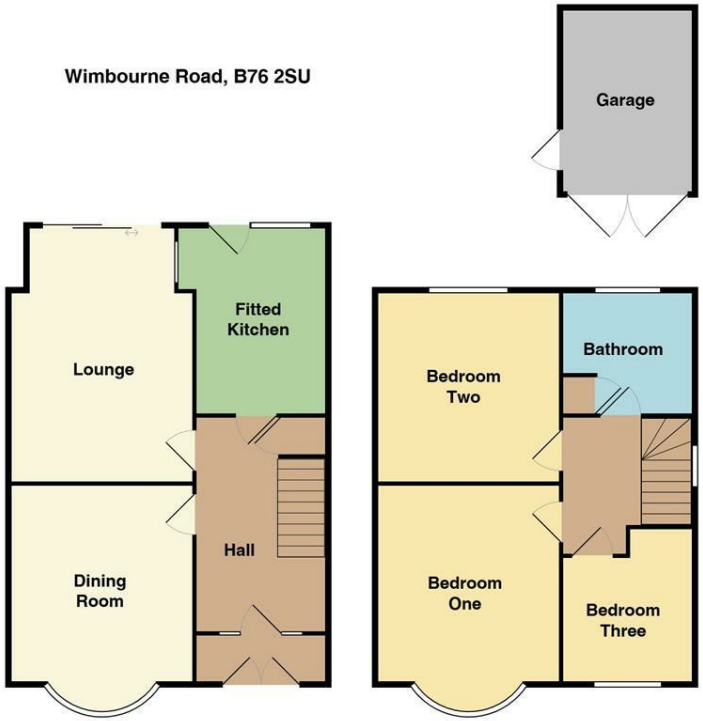
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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 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.