



70 Signal Hayes Road, Walmley

Offers Over £475,000

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If you're looking for a family home where the space works, the upgrades are already done and the lifestyle is as appealing as the house itself, 70 Signal Hayes Road stands out immediately.

Purchased from new, the current owners have invested over £30,000 enhancing the property, focusing on quality, comfort and everyday usability. The result is a home that feels modern, cohesive and ready to step straight into ideal for families who want to avoid projects and enjoy the space from day one.

The layout is slightly different to neighbouring homes and suits family life perfectly. To the front of the house is an ultra-modern kitchen breakfast room, designed as a sociable, functional space where mornings begin and evenings naturally gather. To the rear, the living and dining room offers a comfortable place to relax together, entertain friends or simply unwind at the end of the day, with a natural flow out to the south facing garden.

Upstairs, there are four well-proportioned bedrooms, all finished with care. Bedroom four is currently fitted as a fully equipped walk-in wardrobe, but remains a genuinely good-sized bedroom and can easily adapt to suit a growing family, a nursery or a home office. The remaining bedrooms are smartly decorated, creating a home that feels calm, considered and easy to live in.

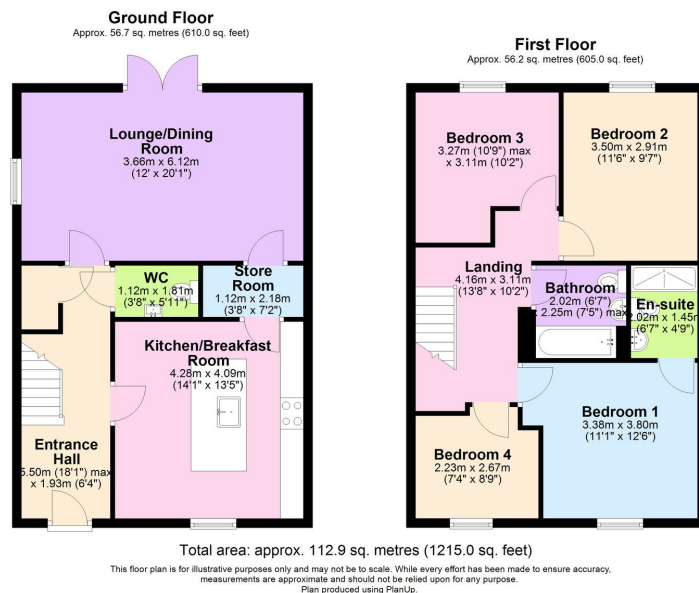
One of the real highlights of this home is what sits just beyond the garden. Thimble End Park is directly next door, effectively acting as an extension of the property. For families, this means children can burn off energy after school, weekend walks start from the gate, and green space becomes part of everyday life rather than a destination.

Being vacant, the house is ready for a smooth and straightforward move, whether you're upsizing, relocating or simply looking for a home that offers more space and less compromise. 70 Signal Hayes Road is a home designed for family life as it's actually lived practical, comfortable and ready to be enjoyed.





- Vacant and move-in-ready family home
- Ultra-modern kitchen breakfast room to the front
- Four well-proportioned bedrooms perfect for family life
- Feature media wall and high-quality finishes throughout
- Ideal for growing families wanting turnkey accommodation
- Over £30,000 spent on upgrades since new
- Living and dining room to the rear with garden access
- Bedroom four currently a walk-in wardrobe, easily reverted
- Thimble End Park directly next door
- Ready for immediate occupation with no onward chain



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		