ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Three bedroomed freehold family home
- Family bathroom & separate WC
- Dining room with bay window
- Extended rear lounge
- Extended fitted kitchen
- Large side passage/garage & WC
- Well-established private rear garden
- Convenient location close to the heart of Walmley
- Well-regarded schooling nearby
- Considerable future potential

ROSSLYN ROAD, WALMLEY, B76 1HF - ASKING PRICE £385,000

A beautifully presented and generously proportioned three-bedroom freehold family home, ideally situated in the heart of Walmley, offering excellent scope for personalisation and further enhancement. Lovingly maintained by its current owners during a lengthy tenure, the property is presented in excellent condition and offers the opportunity to move straight in, whilst retaining considerable potential to adapt the accommodation to suit individual needs. The home enjoys a superb location within walking distance of a wide range of amenities in Walmley and nearby Minworth, including everyday shopping facilities, well-regarded schooling and readily-available bus services. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises: porch, entrance hall, dining room with bay window and sliding doors leading to the extended rear lounge, extended fitted kitchen, large side passage/garage and separate WC. Upstairs are three impressively proportioned bedrooms, a family bathroom and separate WC, with the layout offering potential for further conversion and enhancement, subject to the necessary permissions. Externally, the property is approached via a block-paved driveway providing excellent off-road parking. The rear garden has been impressively maintained, being predominantly laid to lawn with mature shrubs and established planting. Combining generous proportions, excellent presentation, a highly convenient location and plenty of future potential, this is an excellent family home. An internal inspection is highly recommended to fully appreciate the accommodation on offer. EPC Rating C.

Set back from the road behind a multi vehicle block paved drive with lawn to side, access is gained into the accommodation via a PVC double glazed leaded door with windows to side into:

DEEP PORCH: Space is provided to side for storage, an obscure glazed door opens to:

ENTRANCE HALL: Glazed obscure doors open to dining room and to breakfast kitchen, window overlooks lounge, door to under stairs storage, radiator, stairs off to first floor.

DINING ROOM: 13'08 (into bay) x 11'08 max / 9'11 min: PVC double glazed bay window to fore, space for dining table and chairs, radiator, glazed obscure sliding door opens to entrance hall, further double sliding glazed doors open to:

REAR LOUNGE: 19'08 x 13'05 max / 12'00 min: PVC double glazed French doors and windows open to rear garden, gas coal-effect fire set upon a granite hearth having matching surround and period mantel over, space for complete lounge suite, radiators, window overlooking entrance hall and glazed sliding double doors open back to dining area.

EXTENDED FITTED BREAKFAST KITCHEN: 19'08 x 8'04: PVC double glazed windows to rear, matching wall and base units with cooker, roll edged work surface with stainless steel sink drainer unit, space for breakfast table and chairs, radiator, tiled splashbacks, PVC double glazed window to side, an obscure glazed door opens back to entrance hall with further obscure glazed door to:

SIDE PASSAGE / GARAGE: 30'05 x 7'09: Recesses are provided for fridge, freezer, washing machine and dryer, doors provide access to storage and to an outside WC.
WC: Suite comprising WC, tiled flooring, door back to garage / side passage.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to fore, doors open to three bedrooms, a family bathroom and separate WC.

BEDROOM ONE: 13'04 x 11'07: PVC double glazed window to rear, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

BEDROOM TWO: 14'00 x 9'09: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 11'02 x 7'03: PVC double glazed window to rear, space for bed and complementing suite, built-in wardrobe, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to fore, suite comprising bath with splash screen door and shower over, pedestal wash hand basin, radiator, tiled splashbacks, door to airing cupboard and door back to landing.

WC: PVC double glazed obscure window to side, suite comprising low level WC, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border, a garden shed is provided, with access being given back into the accommodation via doors to lounge and to side passage / garage.

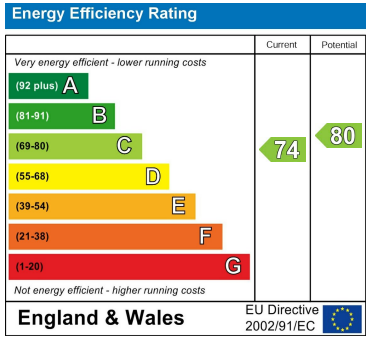
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 City Council

VIEWING: Highly recommended via Acres on 0121 313 2888



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.