

# 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 double bedroomed, semi detached
- Fully comprehensive family bathroom
- Spacious lounge with dining space
- Renewed fitted kitchen
- Single garage with conversion potential (stpp)
- Block paved drive with scope for extension
- Private and mature rear garden
- Excellent position close to amenities
- Modern and stylish interior decor



***TERRY DRIVE, WALMLEY, B76 2PT - ASKING PRICE £325,000***

This beautiful three-bedroom semi-detached freehold family home occupies a highly sought-after position within Walmley, Sutton Coldfield & benefits from modern, stylish internal décor, allowing for immediate move-in upon successful purchase. With excellent potential for personalisation, the home features an integral single garage providing scope for conversion into additional downstairs living accommodation (subject to the necessary building regulations & approvals), making it an ideal long-term family purchase. The property is conveniently situated within walking distance of a wide range of daily essential amenities including cafés, grocery stores, pharmacies & more. Readily-available bus services, together with well-regarded local schooling nearby, further enhance the home's appeal for families & commuters alike. Benefitting from gas central heating & PVC double glazing (both where specified), the internal accommodation briefly comprises a porch-style entrance leading into a welcoming hallway, a renewed & contemporary fitted kitchen, & a spacious family lounge offering a designated area for dining, creating an excellent space for both everyday living & entertaining. To the 1st floor, three beautifully proportioned double bedrooms provide versatile accommodation for growing families, guests or those requiring home office space. The fully comprehensive family bathroom serves all bedrooms & stands out as a key feature of the home, finished to a high standard & complementing the generous bedroom sizes. Externally, the property is approached via a block paved driveway providing off-road parking with further scope for additional space if desired. To the rear, renewed paving extends from the home & leads onto a well-maintained lawn, with mature shrubs & bushes lining the borders to provide privacy & a pleasant outdoor setting. To fully appreciate the style, space & future potential offered by this excellent family home, internal inspection is highly recommended. EPC D.

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

**PORCH:** An internal obscure glazed door opens to:

**ENTRANCE HALL:** An obscure glazed door opens to lounge, door to kitchen, radiator, stairs off to first floor.

**FITTED KITCHEN:** PVC double glazed window to fore, matching wall and base units with recesses for fridge / freezer and washing machine, integrated oven, roll edged work surface with one and a half stainless steel sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks, radiator, door to under-stairs storage and to entrance hall, PVC double glazed obscure door opens to side.

**FAMILY LOUNGE:** PVC double glazed window and sliding patio doors open to rear garden, space for complete lounge suite and breakfast table, radiator, door to further under-stairs storage and obscure glazed door back to entrance hall.

**STAIRS & LANDING TO FIRST FLOOR:** PVC double glazed obscure window to side, doors open to three bedrooms and a fully comprehensive bathroom.

**BEDROOM ONE:** PVC double glazed window to fore, fitted wardrobe unit with overhead storage and chest of drawers, recess to centre for bed, radiator, door back to landing.

**BEDROOM TWO:** PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to fore, suite comprising bath, step-in shower cubicle with glazed splash screen doors, low level WC and vanity wash hand basin, tiled splashbacks, ladder-style radiator, door to airing cupboard and 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 with access being given back into the home via PVC double glazed doors to lounge and to kitchen, further coal storage is provided to the side of the property.

**SINGLE GARAGE:** (please check suitability for your own vehicle use): Up and over garage door to fore.



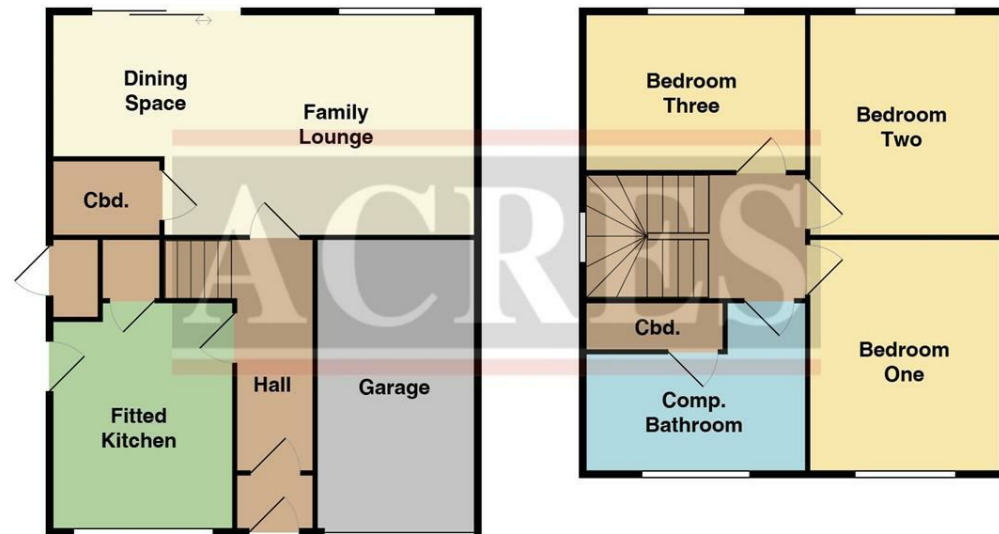
**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** C    **COUNCIL:** Birmingham City Council

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Terry Drive, Sutton Coldfield, B76 2PT



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.

