# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Superb four, double bedroomed family home
- Master bedroom boasting en-suite shower
- Excellent fitted bathroom
- Generous lounge with media wall
- Spacious fitted breakfast kitchen
- Guest WC and utility
- Attractive dining room
- Snug or potential office/study
- Low maintenance front and rear gardens
- Converted single garage & secure tarmac drive

## *HORSFALL DRIVE, WALMLEY, B76 2BT - OPEN TO OFFERS £625,000*

This impressive four-bedroomed, freehold and family home is situated on a generous plot in the desirable area of Walmley. Perfectly located, it offers easy access to local shopping amenities, including daily essential stores, takeaways, and a popular public house on Walmley high street. The property is also within close proximity to sought-after schools, making it an ideal family home; for commuters, excellent transport links provide convenient access to surrounding towns such as Sutton Coldfield, Wylde Green, and Birmingham city centre. Recently enhanced, the home boasts modern improvements while retaining a welcoming and spacious atmosphere, ideal for contemporary living for a variety of prospective purchasers. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), inset security posts within a tarmac drive and a converted garage are just picks of the improvements made. Internal rooms currently briefly comprise: deep and welcoming entrance hall, snug having potential for study/office, sizeable guest cloakroom/WC together with utility, impressive family lounge with media unit, appealing dining room and an attractive fitted breakfast kitchen all complete the ground floor accommodation. To the first floor, four double bedrooms are offered, the master with media wall and en-suite shower room, the fourth currently being used as dressing room, a superb family bathroom serves all other bedrooms. Externally, artificial turf with paved path leads to the home, a side tarmac drive advances to a single garage which has been converted to gymnasium, to the rear, patio together with lawn and raised bedding is available. To fully appreciate the home on offer, we highly recommend internal inspection.
EPC RATING B.

Set back from the road behind artificial turf with paved path leading into the home, a side multi vehicular tarmac drive with inset security posts is provided, access into the home is via a PVC double glazed obscure door into:

DEEP ENTRANCE HALL: Doors open to a family lounge, fitted breakfast kitchen, guest cloakroom/WC with utility and snug, radiator, built-in under-stairs storage, stairs to first floor.

FAMILY LOUNGE: 16’5 x 13’2: PVC double glazed windows and patio doors to rear garden, media unit providing space for TV and an inset, electric, living-flame log-effect fire, radiator, space for complete lounge suite, door back to entrance hall and to:

DINING ROOM: 13’2 x 10’7: PVC double glazed windows and patio doors to rear garden, space for dining table, radiator, door back to lounge and glazed doors to:

FITTED KITCHEN: 15 ’5 x 10’7: PVC double glazed windows to rear, matching high-gloss wall and base units with a variety of integrated units, edged work surfaces with integrated hob and extractor canopy over, sink drainer unit, matching upstands, radiator, glazed doors back to dining room and door back to entrance hall.

GUEST CLOAKROOM / UTILITY: Matching base units with integrated appliances, edged work surfaces with sink unit, low level WC, radiator, door back to entrance hall.

SNUG OR POTENTIAL OFFICE / STUDY: 10’0 x 9’6: PVC double glazed window to fore, radiator, door back to entrance hall.

STAIRS & LANDING: Glass balustrade together with stainless steel hand rail leads to landing, doors open to four bedrooms, bathroom and airing cupboard.

BEDROOM ONE: 16’1 x 10’7: PVC double glazed window to fore, media wall having recess for TV, space for double bed and complimenting suite, radiator, door to landing and to:
EN SUITE SHOWER ROOM: Suite comprising step-in shower with glazed door, pedestal wash hand basin and low level WC, tiled splashbacks, ladder style radiator, door back to bedroom.

BEDROOM TWO: 16’1 x 11’0: PVC double glazed window to rear, space for double bed and complimenting suite with dressing point, radiator, door to landing.

BEDROOM THREE: 13’2 x 10’8: PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door to landing.

BEDROOM FOUR: 13’1 x 6’8: PVC double glazed window to rear, fitted full-length wardrobes, radiator, door to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising freestanding bath, pedestal wash hand basin and low level WC, ladder style radiator, tiled splash backs, door to landing.

REAR GARDEN: Paved patio advances from the property and leads to a timber gate with secondary garden area, raised bedding lines the perimeter, access is given back to the home via patio doors to dining room and lounge, a PVC door opens to:

GARAGE: 19’6 x 10’4: Converted into a gymnasium, up and over garage door back to tarmac drive.

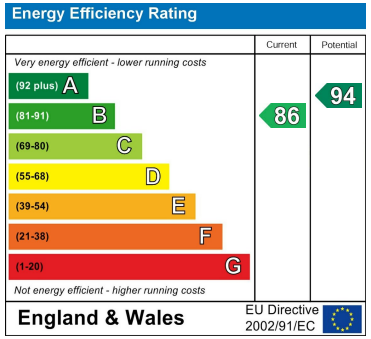
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

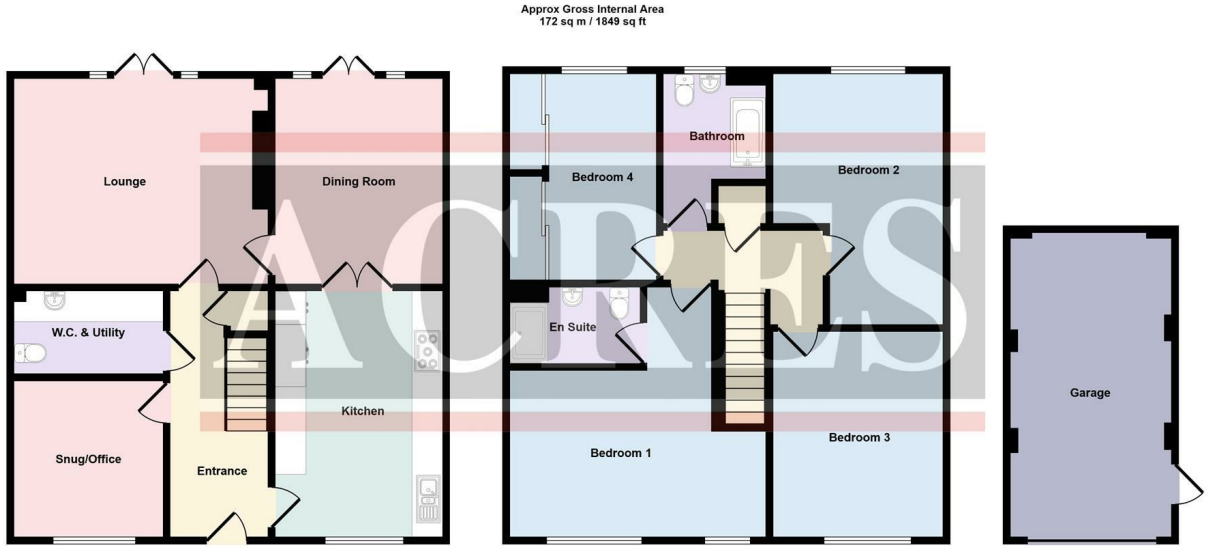
The Property Ombudsman

**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:** F **COUNCIL:** Birmingham City Council

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



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