

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Backing onto Plants Brook Local Nature Reserve
- Three well-proportioned bedrooms
- Comprehensive family bathroom
- Spacious lounge leading to dining room
- Fitted breakfast kitchen
- Integral garage with adjoining utility room and downstairs WC
- Large drive with EV charger
- Low-maintenance rear garden
- Excellent position close to amenities
- Well-regarded schooling nearby



BLAKESLEY CLOSE, WALMLEY, B76 1EF - OFFERS OVER £350,000

This extended and thoughtfully converted, three-bedroomed, semi-detached freehold home offers substantial internal proportions and excellent scope for further personalisation, making it an ideal opportunity for growing families. Enjoying a prime position directly opposite Pype Hayes Park, the property benefits from immediate access to expansive green space at Plants Brook Nature Reserve, perfect for leisure and outdoor activities. Walmley High Street is just a short distance away, offering a wealth of local amenities including shops, cafés, and everyday essentials, while additional retail and leisure facilities can be found at The Fort Shopping Park and in Sutton Coldfield. Frequent bus services run along the nearby main road, providing convenient transport links across the local area and beyond. The home benefits from gas central heating and PVC double glazing (both where specified) and briefly comprises an enclosed porch leading into a welcoming entrance hall, a substantial store/cloaks area, and an impressive family lounge with a dining area positioned to the front. A fitted breakfast kitchen and an integral garage with adjoining utility room and downstairs WC complete the versatile ground floor accommodation. To the first floor, three generously sized bedrooms provide ample living space, all served by a comprehensive family bathroom. Externally, the property is approached via a multi-vehicle paved driveway incorporating an EV charging point, while a garage door opens into the single garage for additional storage or parking. The rear garden is predominantly laid to lawn, with a paved patio area ideal for outdoor dining and entertaining, all framed by established boundaries. Offering space, flexibility, and a highly desirable location, this home must be viewed internally to be fully appreciated. EPC Rating TBC.

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

PORCH: PVC double glazed obscure window to store, further double glazed obscure door opens to:

ENTRANCE HALL: Doors open to lounge and storage, stairs off to first floor, access to kitchen, radiator.

FAMILY LOUNGE: PVC double glazed sliding patio doors open to rear, space for complete lounge suite, gas coal-effect fire set upon a granite hearth with timber mantel, door back to entrance hall and glazed double doors open to;

DINING ROOM: PVC double glazed bay window to fore, space for dining table and chairs, radiator, glazed double doors open back to lounge.

FITTED KITCHEN: PVC double glazed window to rear, matching wall and base units with integrated oven, recess for fridge, roll edged work surface with stainless steel sink drainer unit, five ring gas hob having extractor canopy over, tiled splashbacks, radiator, access to entrance hall and a PVC door opens to:

ATTACHED WING WITH INTERNAL ACCESS, COMPRISING WC, UTILITY AND GARAGE:

UTILITY: Skylights over, matching base units with recesses for dishwasher, free-standing fridge / freezer, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, radiator, PVC door opens to kitchen, garage and further door to:

BOOT ROOM: Recesses for washing machine and dryer, tiled flooring, radiator, door to utility and to:

GUEST CLOAKROOM / WC: Obscure glazed window to rear, suite comprising low level WC, tiled flooring, door back to boot room.

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

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

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

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

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to side and to rear, suite comprising corner bath, shower cubicle with glazed splash screen doors, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Block paving advances from the accommodation and provides space for dining and entertaining, lawn with mature shrubs and bushes line and privatise the property's border with access being given back into the home via doors to boot room and lounge.

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

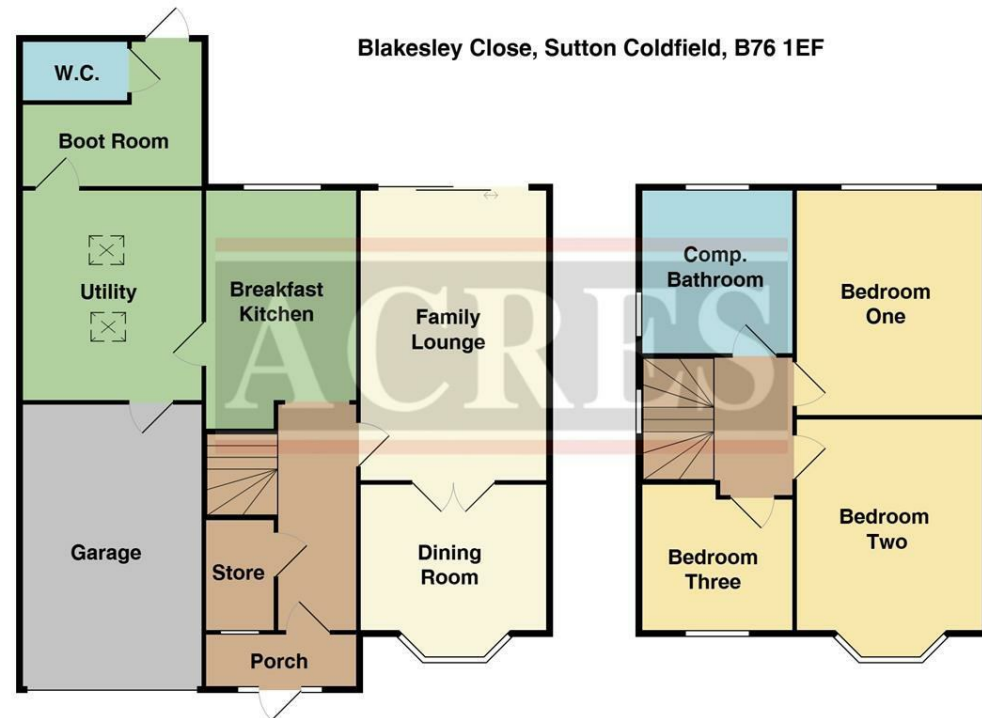


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D **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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.