

HUNTERS®

HERE TO GET *you* THERE

194 Walmley Road, Sutton Coldfield, B76 2PY

Asking Price £375,000

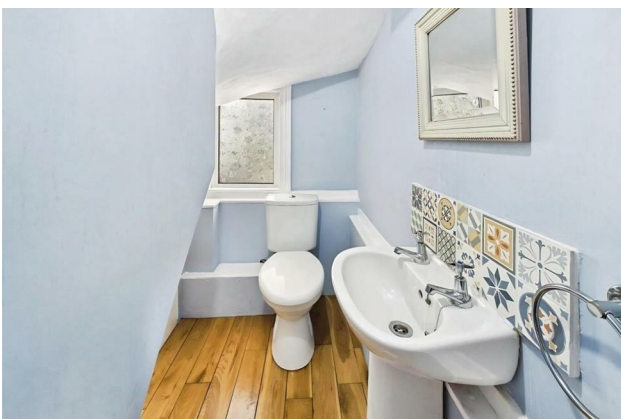
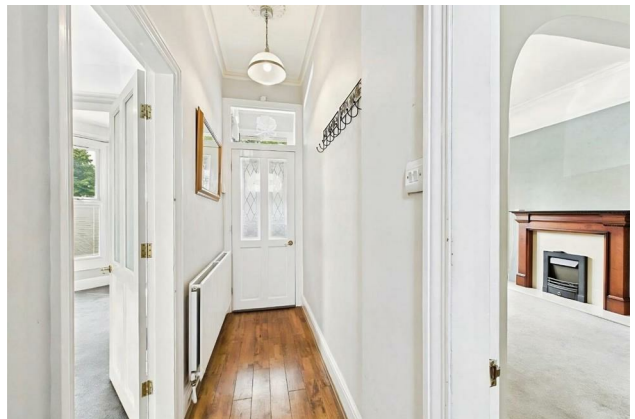
Property Images



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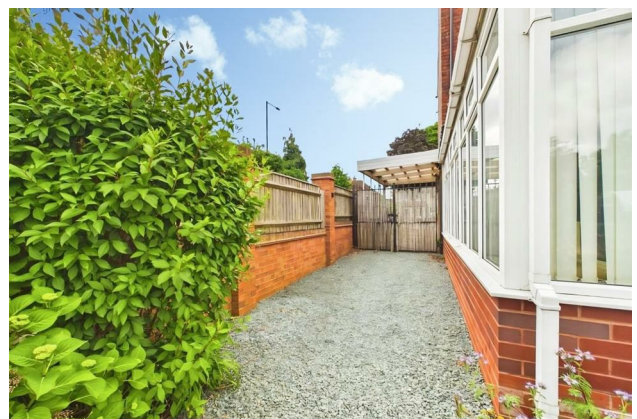
Property Images



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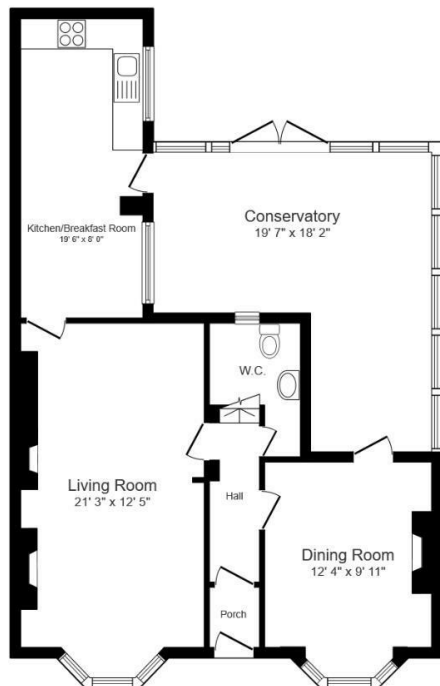
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Property Images

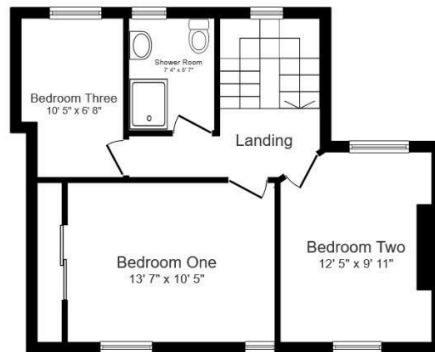


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Ground Floor



First Floor

Total floor area: 1,443 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Map



Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2
Tenure: Freehold

Situated in a popular and well-established area of Walmley, this attractive three-bedroom semi-detached home offers spacious and flexible accommodation ideal for modern family living. The property is approached via a driveway providing off-road parking and opens into a welcoming entrance hall, leading to two generous reception rooms that offer excellent space for both everyday living and entertaining. A well-appointed kitchen/breakfast room sits at the heart of the home, while the adjoining conservatory provides an additional reception area overlooking the rear garden. A convenient guest WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms and a contemporary shower room, all presented to a good standard throughout. Outside, the private rear garden provides a pleasant space for relaxing, dining and enjoying time outdoors.

Ideally located within easy reach of Walmley Village, highly regarded schools, local amenities and transport links, the property also benefits from close proximity to New Hall Valley Country Park. Offering a combination of generous living space and a sought-after location, this is a fantastic opportunity to acquire a wonderful family home.

“Selling on behalf of a corporate client, which means that we are unable to obtain all of the information that we would normally do so before marketing this property”.

Features

- NO UPWARD CHAIN • 3 bedroom semi-detached family home • Large conservatory overlooking rear garden • Ample off-road parking • Convenient location • Council Tax Band E