

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Three bedroomed, semi-detached home
- Superb family bathroom
- Impressive lounge through dining room
- Rear conservatory
- Fitted kitchen
- Front & side drive
- Recessed rear garage
- Landscaped rear garden
- Stunning condition
- Excellent position



STOURTON CLOSE, WALMLEY, B76 2UP - PRICE GUIDE £300,000

Set in a prime Sutton Coldfield location, this beautifully maintained three-bedroom semi-detached freehold home offers modern style, generous living space, and a setting perfectly suited to family life. With well-regarded schools close by and a wealth of local amenities within walking distance – including shopping facilities, parks, and convenient bus services – the home is ideally positioned for a wide range of purchasers. Having been carefully updated during its tenure with no expense spared on works carried out, the property is ready for immediate enjoyment while still offering scope for its next owners to add their own personal touch. Internally, the accommodation benefits from gas central heating and PVC double glazing (both where specified) and briefly comprises: entrance hall, family lounge opening to a rear dining room and conservatory, a stylish fitted kitchen, three well-proportioned bedrooms, and a superbly finished family bathroom. Externally, a tarmac driveway approaches the property, continuing via a side drive secured by a metal gate which leads to a single garage with electric shutter-style door. To the rear, the stunning landscaped garden provides a private and beautifully presented outdoor space, ready for immediate use upon purchase. This is a wonderful opportunity to acquire a modern family home in a highly desirable location. Internal viewing is strongly recommended to appreciate the quality and style on offer.

Set back from the road behind a tarmac drive with well maintained lawn to side, access is gained into the accommodation via a pvc double glazed obscure door with window to side into:

Entrance hall: Internal doors open to a fitted kitchen, lounge through dining room and rear conservatory, as well as understairs storage, radiator, stairs off to first floor.

Family Lounge: 12'08 x 10'7: Pvc double glazed bow window to fore, radiator, electric coal effect fire set upon a hearth with matching surround and mantle over, door to entrance hall and access to:

Dining Room: 10'11 x 9'6: Space for dining table and chairs, radiator, access back to lounge and into:

Rear Conservatory: 9'2 x 7': Pvc double glazed windows and door open to rear garden, access is provided back to dining room.

Fitted Kitchen: 11'5 x 7'2: Pvc double glazed window to side and patio door to rear garden, matching wall and base units with integral oven and recess for washing machine, roll edged work surfaces with stainless steel sink drainer unit, tiled splashbacks and flooring, door to storage and back to entrance hall.

Stairs and Landing: Pvc double glazed window to side, doors open to three bedrooms and a family bathroom.

Bedroom One: 13'6 x 10'1: Pvc double glazed window to fore, space for double bed and complimenting suite, fitted wardrobes, radiator, door to landing.

Bedroom Two: 9'3 x 9'1: Double glazed window to rear, space for double bed and complimenting suite, fitted wardrobes, radiator, door to landing.

Bedroom Three: 10'1 x 6'5 max 3'3 min: Pvc double glazed window to fore, radiator, door to over stairs storage and back to landing.

Family Bathroom: Pvc double glazed obscure windows to rear, suite comprising bath, vanity wash hand basin and low level w.c., tiled splashbacks, door back to landing.

Landscaped Rear Garden: Renewed patio advances from the home and leads to lawn, areas are provided for seating whilst a side drive leads back to the front of the home behind secure metal gates, an electric shutter door opens into:

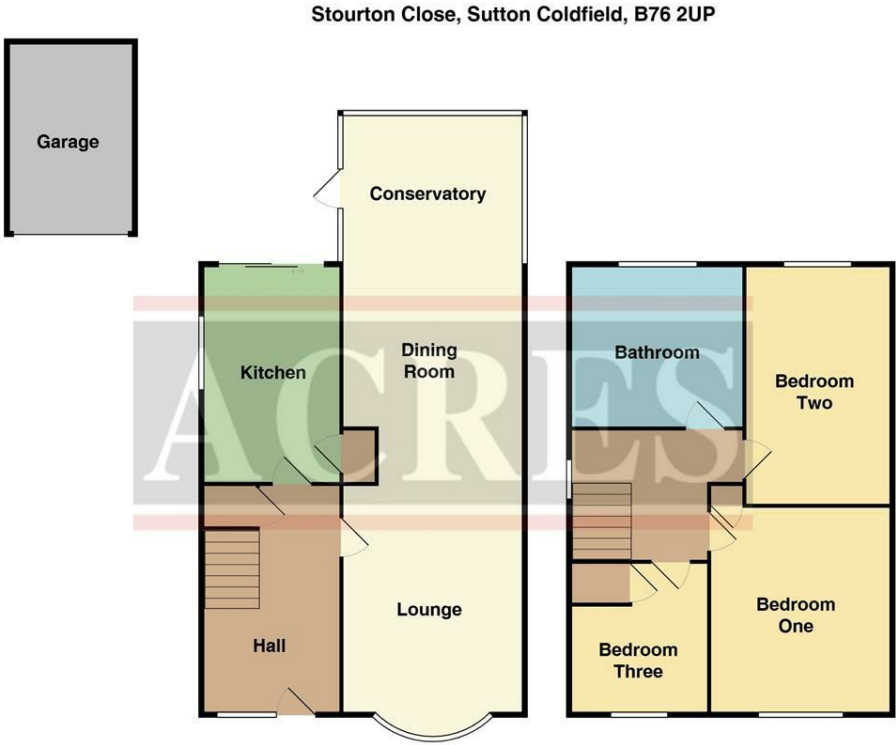
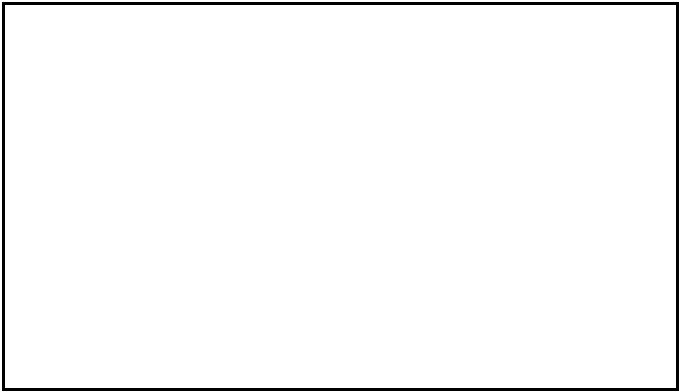
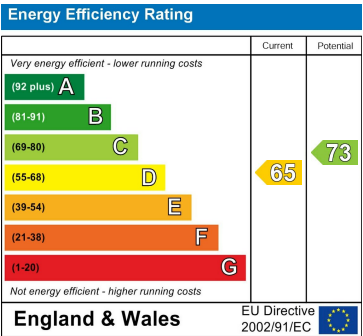
Single Garage: (Please check suitability for your own vehicle).



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 : C

VIEWING: Highly recommended via Acres on 0121 313 2888



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 their purpose, or within 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.