

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- Four bedroomed detached family home
- Master with delightful ensuite shower room
- Modern fitted family bathroom
- Spacious and comfortable family lounge
- Open plan breakfast kitchen with dining space
- Utility and guest cloakroom / WC
- Driveway and garage / store
- Well-maintained private rear garden
- Close to well-regarded schooling
- Well placed for local amenities



ROWAN CLOSE, WALMLEY, B76 2PB - OFFERS AROUND £500,000

This delightful 4-bedroom freehold family home on the ever-popular Elm Road estate in Walmley, offers beautifully presented & thoughtfully designed accommodation, finished with tasteful décor throughout & ready for immediate move-in upon successful purchase. Ideally positioned within walking distance of a variety of local amenities, including the shopping facilities available in Walmley & further retail opportunities in nearby Minworth, the home is perfectly suited to modern family living. Well-regarded schooling is close at hand, while the stunning natural surroundings & walking routes of New Hall Valley provide excellent opportunities for outdoor leisure and recreation. Having been carefully updated in recent years, the property reflects the pride & attention of its current owners, resulting in a stylish, comfortable family environment. Benefitting from gas central heating & PVC double glazing (both where specified), the internal accommodation briefly comprises a deep, welcoming entrance hall, spacious family lounge featuring a charming gas-burning fire & an impressive open-plan fitted breakfast kitchen with dedicated dining space. French doors open from the kitchen into the rear garden, creating a seamless flow between indoor & outdoor living. A separate utility room is accessed from the kitchen, while a guest cloakroom/WC completes the ground floor accommodation. To the 1st floor, 4 well-proportioned bedrooms offer excellent versatility, with the master bedroom benefitting from an en-suite shower room. A well-appointed family bathroom services the remaining bedrooms. Externally, the property is approached via a block paved driveway providing off-road parking & access to a garage/store, which benefits from an electric roller door. The rear garden offers a well-maintained lawn together with paved areas, perfectly suited for outdoor dining, relaxation & entertaining. To fully appreciate the space, presentation & location, internal inspection is recommended. EPC C.

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

ENTRANCE HALL: Doors open to garage / store, family lounge, guest cloakroom / WC and open-plan fitted breakfast kitchen, radiator, stairs off to first floor.

FAMILY LOUNGE: 14'04 x 10'07: PVC double glazed bay window to fore, gas coal-effect fire set upon a granite hearth having timber surround, space for complete lounge suite, radiator, door to entrance hall and double doors open to:

FITTED BREAKFAST KITCHEN THROUGH DINING SPACE: 25'04 x 8'06: PVC double glazed window to rear, having French doors opening to garden, matching wall and base units with recesses for bar stools, integrated double oven and dishwasher, radiators, edged Quartz work surfaces with five ring gas hob having extractor canopy over and butlers sink within, matching upstands, door to entrance hall, double doors back to lounge and door to:

UTILITY: 8'01 x 7'11: PVC double glazed obscure door to side, matching wall and base units with recesses for American-style fridge / freezer and washing machine, roll edged work surface with stainless steel sink drainer unit, matching upstands, radiator, door back to kitchen.

GUEST CLOAKROOM / WC: Suite comprising corner wash hand basin and low level WC, tiled splashbacks, radiator, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to four bedrooms, family bathroom and airing cupboard.

BEDROOM ONE: 13'03 x 11'05: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobes, radiator, door to landing and to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising vanity wash hand basin and WC, shower cubicle with glazed splash screen door, radiator, tiled flooring and splashbacks, door back to bedroom.

BEDROOM TWO: 12'02 x 11'10: PVC double glazed windows to fore, space for double bed and complementing suite, built-in wardrobes, door to over-stairs storage, radiator, door back to landing.

BEDROOM THREE: 10'00 x 9'04: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 8'07 x 6'10: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with splash screen door, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, timber fencing lines and privatises the property's border, with access being given back into the home via doors to open-plan fitted breakfast kitchen and utility.

GARAGE / STORE: 8'00 x 7'02: (please check suitability for your own vehicle use): Electrically operated roller-style door opens to drive, an internal door opens to entrance hall.



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)

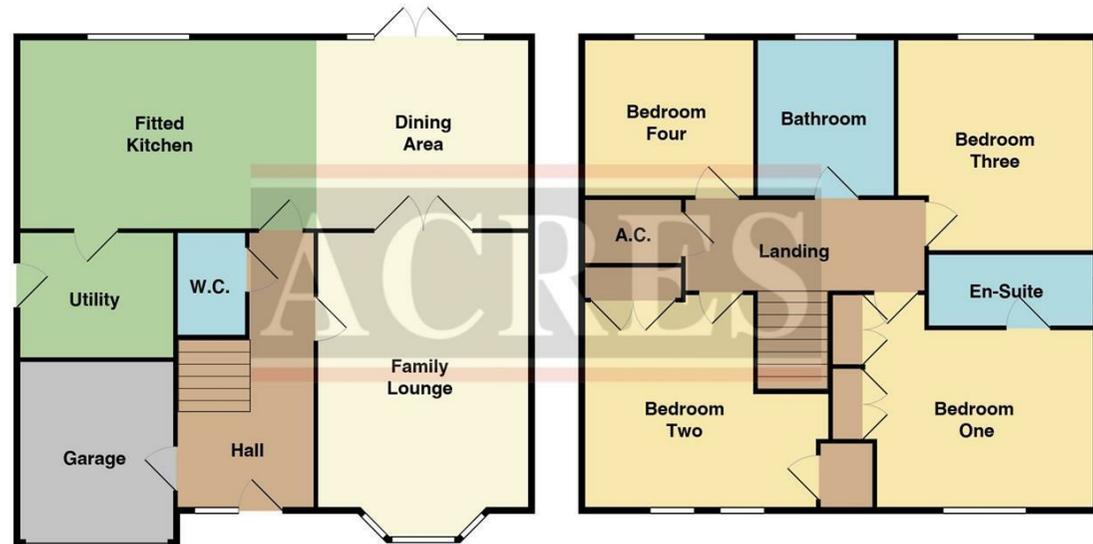
COUNCIL TAX BAND: E **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(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		



Rowan Close, Sutton Coldfield, B76 2PB



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.