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



- Three bedroomed, semi detached bungalow
- Well appointed shower room
- Separate guest cloakroom/WC
- Impressive lounge
- Convertible 2nd bedroom to dining room
- Fitted breakfast kitchen
- Multivehicle drive
- Immaculate rear garden
- Off-road track to rear
- Close to local amenities





PLANTS BROOK ROAD, WALMLEY, B76 1HN - O.I.R.O £400,000

A beautifully presented three-bedroom semi-detached family home, offered for sale on a freehold basis and occupying a superb position along the highly sought-after Plants Brook Road in Walmley. Surrounded by an attractive collection of established and characterful bungalows, the property enjoys generous internal proportions together with immaculate external spaces, making this an appealing home for a wide range of prospective purchasers. The location is equally impressive, with Walmley's popular and busy High Street situated just a short walk away, providing an excellent selection of everyday amenities and facilities including pharmacies, grocery stores and a public house. Readily available bus services further enhance the convenience of the location, providing ease of access to surrounding areas and Birmingham city centre. Benefitting from gas central heating and PVC double glazing, both where specified, the accommodation briefly comprises a deep entrance hallway, well-appointed family lounge and fitted breakfast kitchen, three well-proportioned bedrooms, with the second bedroom currently utilised as a dining room, together with a shower room and separate W.C. Externally, the property is approached via a generous multi-vehicle driveway providing ample off-road parking. The rear garden is a particular highlight, being beautifully maintained and predominantly laid to lawn, with mature shrubs and established planting lining the perimeter. The garden also provides access to a shared, off-road rear track, adding further practicality to the outdoor space. Combining a desirable Walmley location, generous accommodation and superb external presentation, this is a home that deserves to be viewed to be fully appreciated. We highly recommend an internal inspection to appreciate the accommodation and position on offer. EPC Rating D.

Set back from the road behind a multi vehicle block paved drive with lawn and mature shrubs and bushes to sides, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL: Doors open to a family lounge, fitted kitchen, three bedrooms with the second bedroom doubling as a dining room, two storage areas, a guest cloakroom / WC and shower room, radiator.

FAMILY LOUNGE: 15'09 x 12'04: PVC double glazed French doors with windows to side open to rear garden, space for complete lounge suite, electric coal-effect fire set upon a granite hearth having matching surround and mantel over, radiator, door back to entrance hall.

FITTED BREAKFAST KITCHEN: 10'10 x 10'09: PVC double glazed obscure door to side having clear glazed windows to side access, matching wall and base units with recesses for fridge / freezer, washing machine and dryer, integral oven and grill, roll edged work surface with five ring gas hob having extractor canopy over, circular sink drainer unit, tiled splashbacks, radiator, space for breakfast table and chairs, door to storage and back to entrance hall.

DINING ROOM / BEDROOM TWO: 14'05 x 9'08: PVC double glazed window to rear, space for dining table and chairs or double bed with complementing suite, radiator, door back to entrance hall.

BEDROOM ONE: 13'08 x 12'05: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to entrance hall.

BEDROOM THREE: 10'02 x 8'09: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door to storage and back to entrance hall.

SHOWER ROOM: PVC double glazed obscure window to side, suite comprising shower with splash screen doors, low level WC and vanity wash hand basin, towel and traditional radiator, tiled splashbacks and flooring, door back to entrance hall.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising low level WC, tiled splashbacks, door back to entrance hall.

REAR GARDEN: Block paving advances from the accommodation and leads to lawn, well-tended bushes, shrubs and perennial plants line and privatise the property's border with access being given to a rear shared track at the back of the plot, access is gained back into the accommodation via PVC double glazed obscure door to side and French doors to lounge.















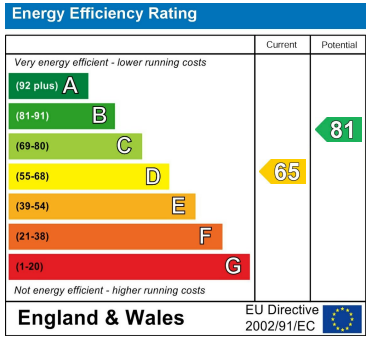
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The Property Ombudsman

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: D COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





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.