

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- NO ONWARD CHAIN
- Three bedroomed, extended semi detached
- Well-appointed family bathroom
- Spacious family lounge
- Open plan fitted breakfast kitchen
- Sizeable utility with guest cloakroom/WC
- Impressive rear conservatory
- Single garage with multivehicle drive
- Appealing rear garden with dining space
- Superb potential and opportunity



***OVERSLEY ROAD, WALMLEY, B76 1XA - OFFERS IN EXCESS OF £325,000***

This well positioned three bedroomed, extended freehold semi-detached family home occupies an enviable corner plot, offering significant scope for further extension (subject to the necessary planning permissions), and is presented with the added benefit of no onward chain. Ideally located within walking distance of a range of local amenities, the property enjoys close proximity to well-regarded schooling, public parks, daily essential shopping facilities and excellent transport links, providing convenient access throughout the area and beyond. As such, the home is well suited to a wide variety of prospective purchasers. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation is thoughtfully arranged and briefly comprises a welcoming porch leading into an entrance hall, a comfortable family lounge, and an open plan fitted breakfast kitchen incorporating ample dining space. To the rear, a conservatory provides an additional reception area overlooking the garden, while to the side of the property a useful utility room and guest cloakroom/WC add further practicality. To the first floor, three well-proportioned bedrooms are offered, with both the master and second bedrooms benefitting from built-in wardrobes. A family bathroom completes the internal accommodation. Externally, the property is approached via a multi-vehicle driveway, complemented by a lawned foregarden with mature shrubs to the side. A single garage is positioned to the side elevation, with a 50/50 split timber gate presenting the potential for additional off-road parking if required. To the rear, the garden is laid mainly to lawn with paved patio areas, ideal for outdoor dining and entertaining. Offering generous proportions, future potential and a prime position, this home must be viewed internally to be fully appreciated. EPC Rating D.

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

PORCH: Space is provided for cloaks storage, a further internal PVC double glazed obscure door opens into:

ENTRANCE HALL: Door into lounge, radiator, stairs off to first floor.

FAMILY LOUNGE: 16'07 x 11'09: PVC double glazed bow window to fore, electric coal-effect fire set upon a granite hearth with matching surround and mantel over, space for complete lounge suite, radiator, door back to entrance hall and door to:

FITTED BREAKFAST KITCHEN THROUGH DINING AREA: 15'01 x 10'03: PVC double glazed window to rear, having French doors opening to conservatory, matching wall and base units with integrated oven and recess for microwave, roll edged work surface with sink drainer unit, four ring electric hob having extractor canopy over, tiled splashbacks, space for dining table and chairs, radiator, door back to lounge, door to storage and a door opens to utility.

REAR CONSERVATORY: 10'00 x 7'04: PVC double glazed windows to side and to rear.

UTILITY: 10'06 x 8'01: PVC double glazed window to rear, space for fridge / freezer, washing machine and dryer, stainless steel sink drainer unit, door opens back to kitchen, an obscure door opens to side, door to garage and door to:

GUEST CLOAKROOM / WC: PVC double glazed obscure window to rear, suite comprising low level WC and wash hand basin, door back to utility.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms, a family shower room and airing cupboard.

BEDROOM ONE: 12'07 x 8'03: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM TWO: 10'06 x 8'04: PVC double glazed window to rear, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

BEDROOM THREE: 9'07 x 6'05: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising step-in shower with glazed splash screen door, low level WC and pedestal wash hand basin, panelled and tiled splashbacks, radiator, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes are scattered throughout the rear garden, with access being given down to the side and a 50/50 split timber gate providing vehicle access.



**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)

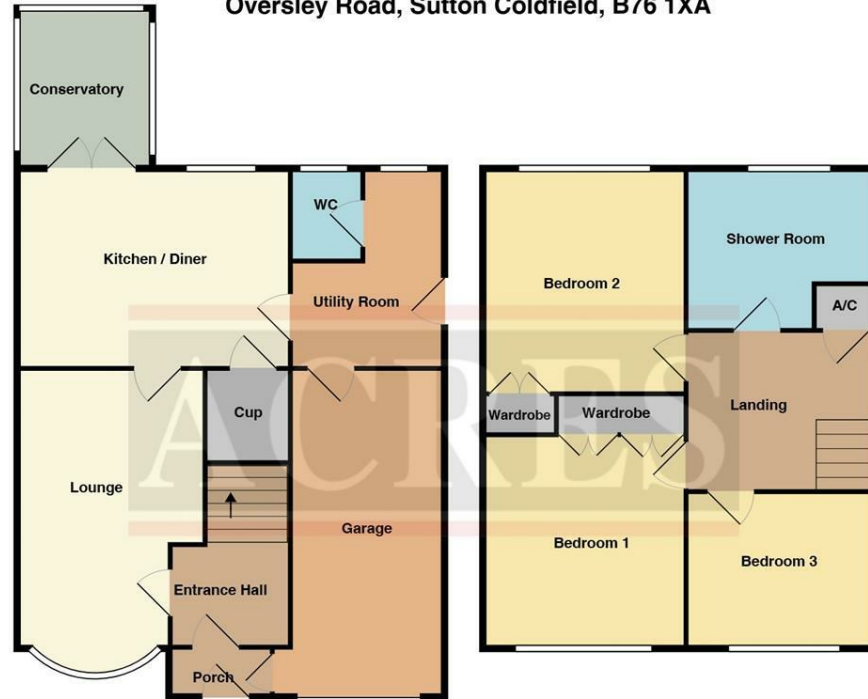
**COUNCIL TAX BAND:** C    **COUNCIL:** Birmingham City Council

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



Oversley Road, Sutton Coldfield, B76 1XA



**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.