

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Three bedroomed, link detached home
- Master boasting en-suite shower room
- Well-appointed family bathroom
- Spacious lounge leading to fitted breakfast kitchen
- Appealing rear conservatory
- Guest cloakroom/WC to converted garage
- Ground floor garage conversion/multi use room
- Tarmac drive to fore
- Low-maintenance rear garden
- Excellent position of Sutton Coldfield



***BIRCH CLOSE, WALMLEY, B76 2PF - OFFERS OVER £350,000***

This well-presented, three-bedroomed, freehold link-detached family home occupies a popular and central position within Walmley, Sutton Coldfield, set on a sought-after estate just a stone's throw from the vast natural beauty of New Hall Valley. Having been tastefully modernised and thoughtfully converted, the property now offers improved and flexible living space suitable for a variety of families and buyers. Birch Close sits just off Elm Road and provides excellent access to surrounding town and city centre locations. Readily-available bus services are nearby, while Walmley's popular high street offers a range of daily amenities including grocery stores, cafés and pharmacies. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises an entrance hall leading into an open-plan lounge which flows into a fitted breakfast kitchen, creating a practical and sociable living space. A rear conservatory extends the living area and overlooks the garden. A guest cloakroom/WC leads through to the converted garage space, currently utilised as an additional bedroom or versatile reception room. To the first floor are three well-proportioned bedrooms, with the master benefitting from an en-suite shower room. A family bathroom services the remaining bedrooms. Externally, the property is approached via a tarmac driveway providing off-road parking. To the rear, paving leads to a lawned garden, with timber decking to the side offering an ideal space for outdoor seating or entertaining. Internal inspection is highly recommended to appreciate the home on offer. EPC Rating C.

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

**ENTRANCE HALL:** Internal doors open to guest WC, family lounge / open breakfast kitchen, radiator, stairs off to first floor.

**GUEST CLOAKROOM / WC:** Obscure glazed window to fore, suite comprising pedestal wash hand basin and low level WC, door back to entrance hall and door opens to:

**CONVERTED GARAGE / MULTI USE ROOM:** 15'09 x 8'03: Glazed window and door open to rear, space for double bed and complementing suite, radiator, door back to guest cloakroom / WC.

**FITTED BREAKFAST KITCHEN:** 11'10 x 7'10: Glazed window to fore, matching wall and base units with recess for American-style fridge / freezer, integral dishwasher and oven with grill over, edged work surface with electric hob having extractor canopy over, tiled splashbacks, space for breakfast stools to breakfast bar, access is provided back to:

**LOUNGE:** 28'02 x 13'09: Glazed windows and patio doors open to conservatory, space is provided for complete lounge suite, radiator, door back to entrance hall and access is provided back to kitchen.

**REAR CONSERVATORY:** 14'05 x 11'02: PVC double glazed windows and French doors open to rear garden, space is provided for further family suite or dining table and chairs, sliding patio doors open back to lounge.

**STAIRS & LANDING TO FIRST FLOOR:** Doors open to three bedrooms and a family bathroom.

**BEDROOM ONE:** 11'11 x 10'08 max / 8'04 min: Glazed window to fore, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing and door to:  
**ENSUITE SHOWER ROOM:** Obscure glazed window to fore, suite comprising corner step-in shower cubicle with glazed splash screen door, vanity wash hand basin and low level WC, radiator, tiled splashbacks, door back to bedroom.

**BEDROOM TWO:** 10'07 x 8'01: Glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 8'10 x 5'06: Glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

**FAMILY BATHROOM:** Obscure glazed window to side, suite comprising P-shaped bath with splash screen door, low level WC and vanity wash hand basin, tiled splashbacks, radiator, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to lawn, timber decking is provided to side, with mature shrubs at the rear of the accommodation privatising the border, access is given back into the home via doors to conservatory and to garage conversion.

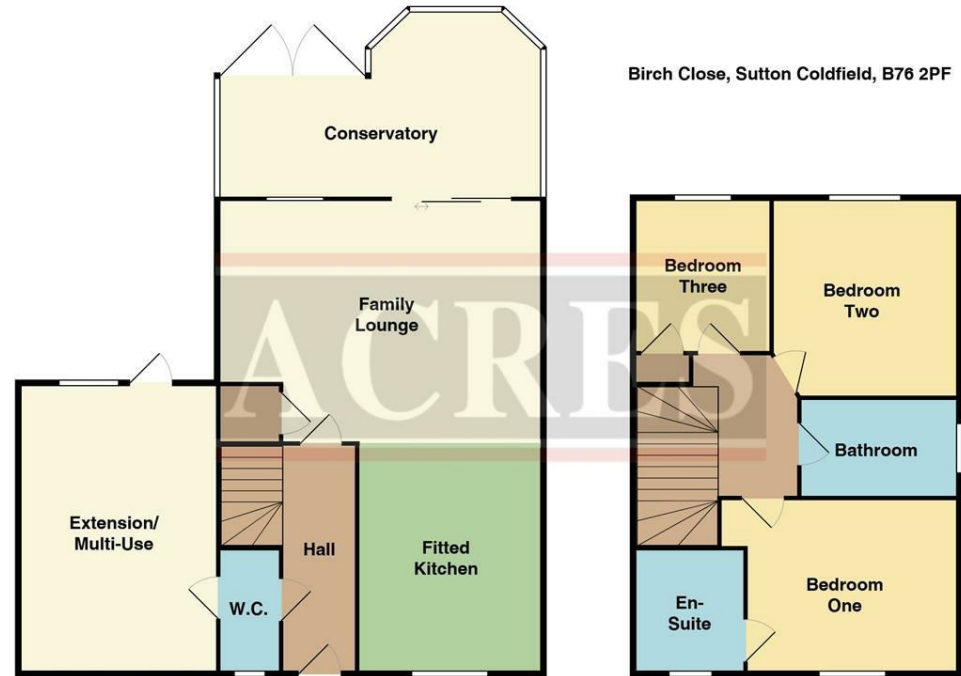


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.