ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Four bedroomed, detached family home
- Master with en-suite shower room
- Well-appointed family bathroom
- Spacious lounge and rear dining room
- Fitted breakfast kitchen and utility
- Guest cloakroom/WC and conservatory
- Multivehicle drive to fore
- Impressive rear garden
- Single garage
- Excellent position close to amenities

ROWAN CLOSE, WALMLEY, B76 2PB - OFFERS OVER £495,000

Set within a highly sought-after residential estate in Walmley and just a stone's throw from the picturesque New Hall Valley, this beautifully modernised four-bedroomed detached freehold family home offers generous internal proportions, attractive décor and excellent versatility for a wide range of purchasers. Whether looking to upsize to accommodate a growing family or downsize without compromising on space and comfort, this superb home presents an exceptional opportunity. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises: enclosed porch, welcoming entrance hall, spacious family lounge with bay window to the fore, rear dining room, delightful conservatory and a fitted kitchen with a useful utility room off. A guest cloakroom/WC completes the ground floor accommodation. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefitting from a private en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. Externally, the home is approached via a tarmac driveway with a lawned fore garden to the side, providing access to a single garage. To the rear, thoughtfully maintained gardens offer patio seating areas ideal for outdoor dining, entertaining and relaxation, complemented by beautifully manicured borders and perimeters that enhance the property's overall appeal. Combining modern presentation, generous living space and an enviable location close to open green spaces, this outstanding family home must be viewed internally to be fully appreciated. Early inspection is highly recommended. EPC Rating D.

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

PORCH: An obscure glazed door opens to:

ENTRANCE HALL: Doors to lounge, dining area, guest cloakroom / WC and kitchen, radiator, stairs off to first floor.

LOUNGE: 17'00 x 14'02 max / 10'06 min: PVC double glazed bay window to fore, space for complete lounge suite, radiator, door back to entrance hall and glazed double doors open to:

DINING AREA: 9'06 x 8'10: PVC double glazed French doors with windows to side open to conservatory, space for dining table and chairs, radiator, door back to entrance hall, glazed double doors to lounge.

REAR CONSERVATORY: 10'03 x 10'01: PVC double glazed French doors and windows open to rear, radiator, tiled flooring, PVC double glazed French doors back to dining area.

KITCHEN: 15'08 x 8'09: PVC double glazed window and door to rear, matching wall and base units with recesses for Aga, edged work surface with Belfast sink and draining grooves cut to side, extractor canopy above the induction hob, radiator, tiled flooring and matching upstands, door back to entrance hall, door to:

UTILITY: 8'00 x 7'04: Matching wall and base units with recesses for fridge / freezer, washing machine and dryer, edged work surface with stainless steel sink drainer unit, tiled splashbacks and flooring, radiator, door back to kitchen and door to garage.

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

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

BEDROOM ONE: 13'04 x 11'04 max / 3'07 min: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobes, radiator, door to landing and door to:
ENSUITE: PVC double glazed obscure window to side, suite comprising shower, low level WC and vanity wash hand basin, radiator, tiled splashbacks and flooring, door back to bedroom.

BEDROOM TWO: 12'02 x 12'00 max / 8'06 min: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobe, radiator, door to over-stairs storage, door back to landing.

BEDROOM THREE: 10'00 x 9'03: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 8'06 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 P-shaped bath, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border with lawn and patio areas provided, access is provided back into the home via doors to kitchen and to conservatory.

GARAGE: 9'02 x 8'01: please check suitability for your own vehicle use): Up and over garage door to fore., suitable for storage.

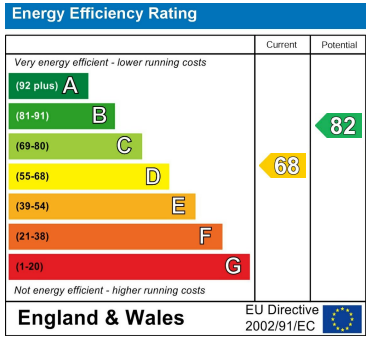
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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: E 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.