ACRES

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



- NO ONWARD CHAIN
- Updated and modernised
- Four bedroomed, detached family home
- Well appointed family bathroom
- Separate w.c. and ground floor w.c.
- Open lounge through dining area
- Renewed fitted kitchen and utility
- Single garage and multivehicle drive
- Private and mature rear garden
- Excellent position close to amenities





VALES CLOSE, WALMLEY, B76 1LJ - OFFERS IN THE REGION OF £460,000

This impressively modernised, four bedroomed, deceptively spacious and freehold, detached family home finds itself set upon the sought after Penns Lake Estate, boasting delightful updates and no onward chain. Walking distance to a range of amenities on Walmleys popular high street, a range of shopping facilities are provided here including pharmacies, hair dressers, eateries and even a public house. Readily available bus services provide ease of commute throughout the area and beyond, ensuring suitability for a variety of prospective purchasers and families, well regarded schooling is also obtainable nearby. Benefitting from the provision of gas central heating via a recently updated combi-boiler and PVC double glazing (both where specified), internal rooms currently briefly comprise: porch, entrance hall, guest cloakroom/w.c., a superb, refitted breakfast kitchen, open plan lounge through dining area, a side utility and understairs pantry. To the first floor are four, well proportioned bedrooms together with a fitted family bathroom and separate w.c., suitable for busy households. Externally the home is approached via a block paved multivehicle drive with access being given to a single garage, the rear is private and mature, offering exposure for warmer summer months and a side shed. To fully appreciate the improvements, standard and sizing within, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a multi-vehicle, block paved drive with lawn to side, access is gained into the home via a PVC double glazed door with windows to side into:

PORCH: Space is provided for storage, and obscure glazed door opens to:

ENTRANCE HALL: 8'10 x 8'06: Doors open to a guest cloakroom/w.c., breakfast kitchen and lounge, radiator, stairs off to first floor.

RENEWED FITTED KITCHEN: 11'06 x 10'02: PVC double glazed window to rear, matching wall and base units with integral Bosch appliances including oven, fridge/freezer and dishwasher, a roll edged work surface with sink and an electric hob having extractor canopy over, designer column radiator, door back to entrance hall, access to dining room through lounge and to:

UTILITY: 10'03 x 5'11: PVC double glazed window to rear, obscure glazed door to side, base units with recess to side for washing machine and dryer, stainless steel sink drainer unit, access to understairs pantry, access back to kitchen.

OPEN LOUNGE THROUGH DINING AREA: 24'9 x 11'11': PVC double glazed bow window to fore and patio doors open to rear garden, space for dining table and chairs, as well as a complete lounge suite, radiators, door back to entrance hall and access is provided to kitchen.

GUEST CLOAKROOM/W.C.: PVC double glazed obscure window to fore, suite comprising low level w.c., tiled splashbacks, door back to entrance hall.

STAIRS AND LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to four bedrooms, a family bathroom separate w.c. and storage, radiator.

BEDROOM ONE: 14' x 12'04: PVC double glazed window to fore, space for double bed and complimenting suite, fitted wardrobes, radiator, door back to landing.

BEDROOM TWO: 14' x 10'02: PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 10'4 x 7'11: PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door to landing.

BEDROOM FOUR: 10'4 x 7'11: PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, step in shower with glazed splash screen doors, floating wash hand basin, tiled splashbacks, radiator, door back to landing.

W.C.: PVC double glazed window to side, suite comprising low level w.c., tiled splashbacks, door back to landing.

REAR GARDEN: Paved patio advances from the home and leads to lawn, mature shrubs and bushes line the homes perimeter with access into the home via a side door to utility and patio doors to dining room through lounge, access is also given to:

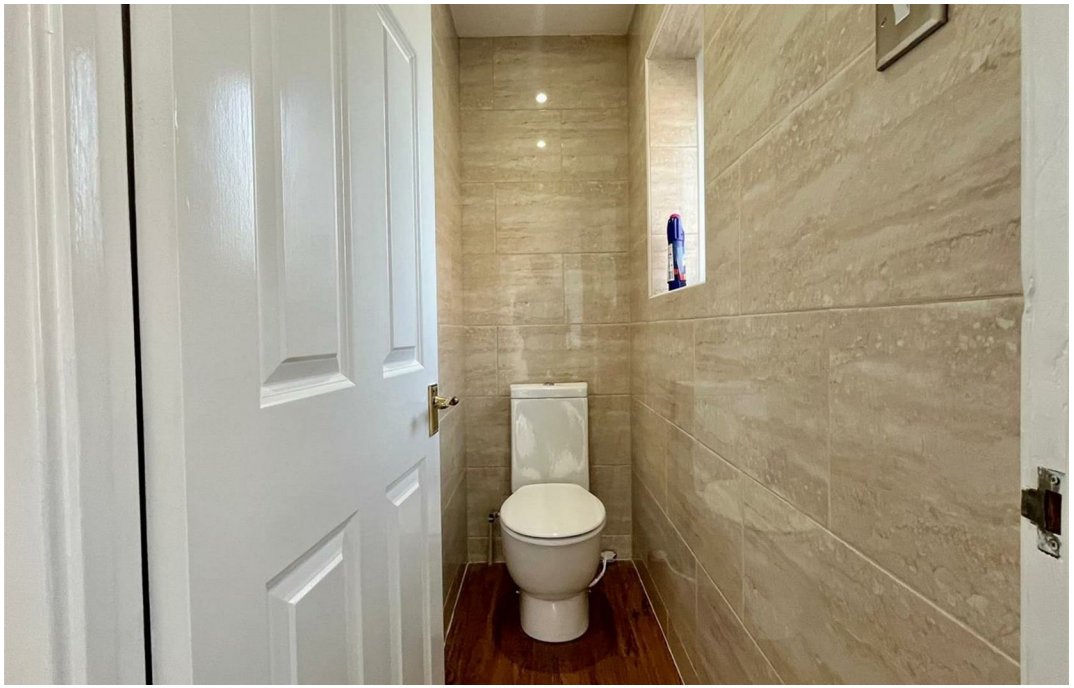
SINGLE GARAGE: (Please check suitability for your own vehicle) up and over garage door to fore, windows to side and door back to rear.















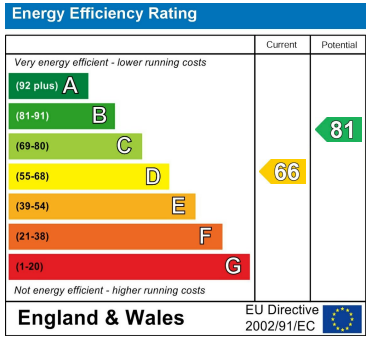
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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)

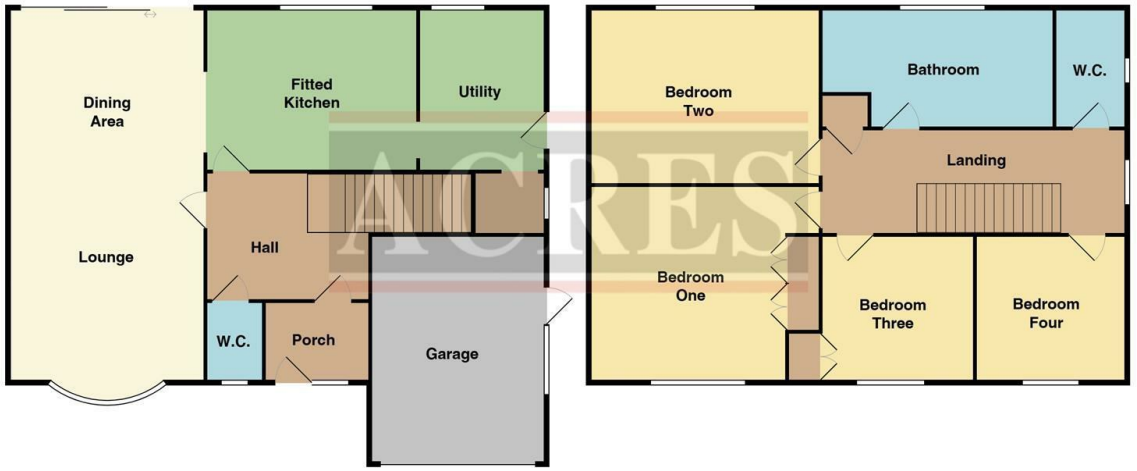
COUNCIL TAX BAND: E COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 313 2888





Vales Close, Sutton Coldfield, B76 1LJ



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.