

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Deceptively spacious, three bed detached
- Master benefitting from en-suite shower room
- Impressive family bathroom
- Superb lounge with access into a rear dining room
- Fitted breakfast kitchen having utility room off
- Guest cloakroom/w.c. and single garage
- Beautifully manicured gardens throughout
- Set behind a discreet, tree lined aspect leading to Penns Lane
- Sought after location



***3 SALISBURY GROVE, B72 1XY ~ Offers around £460,000***



Nestled behind well established bushes and conifers to privatise from Penns lane, a discreet and tucked away position advances to this delightfully presented and tastefully decorated, 3 bed detached, freehold family home benefitting from excellent education opportunities in the local area. Local shopping amenities are in abundance in Wylde Green and Walmley, indeed playing host to multiple restaurants, cafes, public houses and essential facilities. Transportation links are not hard to come-by, readily available bus services and access to the cross city rail line at Chester Road station ensure ease of travel to surrounding towns and city centres. Benefitting from the provision of gas central heating and pvc double glazing, both where specified, unassuming living proportions compliment the accommodation and truly provide reason as to why a property should be viewed to appreciate its complete scale. Briefly comprising deep and welcoming entrance hall, doors open to a guest cloakroom/w.c. and impressive lounge having gas burning fire, access is given directly from the lounge into an attractive dining room with sliding patio doors to rear. A further single door opens from the hall into a recently refitted breakfast kitchen with space for bar stalls, a cleverly placed internal sliding breakfast bar unveils from within a base unit to provide extra dining space, access is given into a utility room. To the first floor are 3 well proportioned bedrooms, all being double in size and the master enjoying both built in wardrobes and an en-suite shower room. All further bedrooms are complimented by a superb family bathroom. Externally, a tarmac drive leads to the accommodation with splendid, well tended lawns and bushes lining the perimeter, access is given to a single garage. To the rear, paved patio advances to lawn providing further tree lined borders. To fully appreciate the accommodation on offer, we highly recommend internal inspection.

Access is via a private road fronting Penns Lane and set behind screening foliage, lawn and planted areas, plus driveway to garage front. A reception door leads into:

**HALLWAY:** Having inset matwell, newel and balustrade staircase, coving to ceiling, radiator, doors into living room, kitchen and:

**GUEST CLOAKROOM:** With white close couple WC, wash hand basin, double glazed leaded light window, coving to ceiling.

**THROUGH LOUNGE / DINING ROOM: 26'6 x 12'2 (max) / 9'10 (min):**

**LIVING AREA:** Beautifully presented with double glazed leaded light window to front, coving to ceiling, feature Minster style fire surround with fitted living flame fire, radiator and open access into:

**DINING AREA:** Decorated to compliment, coving to ceiling, radiator, serving hatch and double glazed patio doors to garden.

**KITCHEN: 12'10 (max) / 9'8 (min) x 9'10:** A comprehensive fitted kitchen with modern grey toned units having an internal sliding breakfast bar, complimentary work surfaces and upstands, fitted four ring gas hob with glazed splashback and extractor hood over, fitted oven and inset microwave, white crock sink and drainer, tiled floor, kickboard lighting, spotlights to ceiling, double glazed window to rear, half door to under stairs storage and open access to:

**UTILITY: 7'7 x 6'7:** With base and wall mounted units, space and plumbing for washing machine, space for other white goods, double glazed window, door to rear, tiled floor, radiator

**FIRST FLOOR LANDING:** With double glazed opaque window to side, doors into airing cupboard, access to loft and doors into:

**MASTER BEDROOM SUITE: 13'7 (max) / 12'0 (min) x 9'10 (max) / 7'10:** With double glazed window to rear, modern built-in wardrobes and drawers, radiator, coving to ceiling, door into:

**ENSUITE:** With self-contained shower cubicle having overhead shower and rinser aid, wash hand basin set into vanity unit, close couple WC, chrome ladder style radiator / towel rail, elegant tiling to walls and floor, double glazed opaque window, spotlights to ceiling

**BEDROOM TWO: 11'2 (max) / 9'3 (min to wardrobe fronts) x 8'7 (min):** With modern built-in wardrobes, coving to ceiling, double glazed leaded light window, radiator

**BEDROOM THREE: 10'7 (max into wardrobe) / 8'8 (min) x 8'5 (max):** An excellent third double bedroom with built-in wardrobe, double glazed leaded light window, radiator

**BATHROOM:** Having a white suite with panelled bath with shower over, wash hand basin set in vanity unit, close couple WC, grey toned tiling to walls and floor, chrome ladder style radiator / towel rail, spotlights to ceiling

**OUTSIDE:**

A beautifully designed and manicured garden having patio to fore, raised feature fish pond leading to a lawn with mature planted borders and garden shed.

**GARAGE: (Please check the suitability for your own vehicle use)**



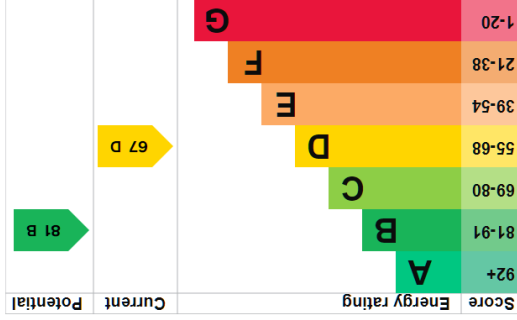
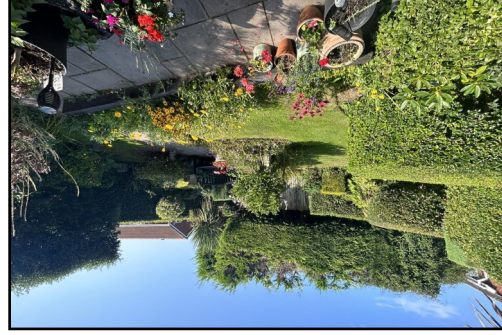


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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased 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 their purpose, or within 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.



**TENURE:**

the

**COUNCIL TAX BAND:**

**FIXTURES & FITTINGS:**

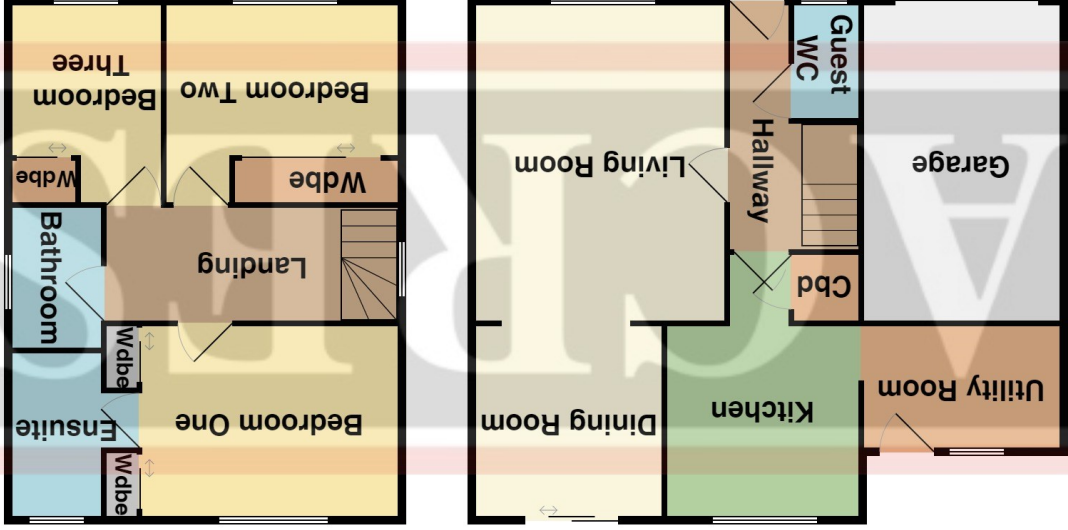
**VIEWING:**

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As per sales details.

Recommended via Acres on 0121 313 2888

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

**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.**



Salisbury Grove, Sutton Coldfield, B72 1XY