

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Thoughtfully decorated, three bedroom semi detached
- Bay windows to bedrooms one & two
- Well appointed family bathroom
- Substantial lounge through dining area
- Impressive rear conservatory
- Superb fitted breakfast kitchen
- Delightfully well maintained southerly facing rear garden
- Cobble print imposing drive to fore
- Shared, securely gated rear access



***93 ELMFIELD AVENUE, B24 0QF ~ Offers Over £255,000***

This delightfully decorated, deceptively spacious and well maintained, freehold, 3 bed semi detached family home is set in a prime and central position having a host of well regarded schooling located nearby. An abundance of transport links are accessible on Eachelhurst road, providing essential travel into Birmingham city centre, Walmley and surrounding towns/areas. Local shopping amenities can also be sought on Eachelhurst Road, having a public park being located directly adjacent, further, more comprehensive shopping facilities are available in Walmley. Complimented by gas central heating and pvc double glazing (both where specified), this truly attractive family home briefly comprises: entrance hall, doors radiating to a considerable lounge through dining area having bay window to fore , a superb, fitted breakfast kitchen and understairs storage, whilst a rear conservatory completes the ground floor accommodation. To the first floor are three bedrooms, both one and two having bay windows. All rooms are serviced by a well appointed, family bathroom. Externally, a cobble print drive with mature shrubs lining the perimeters gives access into the property, to the rear, a paved patio leads to a southerly facing lawn. Shared rear access is given to properties and is secured by a metal gate. To fully appreciate the property on offer, we highly recommend internal inspection. Council Tax Band B, EPC Rating D

Set back from the road behind a cobble printed drive, mature bushes line the perimeters and access is given via a PVC double glazed obscure door into:

**ENTRANCE HALL:**

PVC double glazed window to side, glazed doors open to lounge/dining room and kitchen, further door to understairs storage, radiator, stairs to first floor.

**CONSIDERABLE LOUNGE/ DINING ROOM: 24'7 x 9'11 (max):** PVC double glazed bay window to fore, inset decorative fire set on a tiled hearth, radiators, glazed doors open to entrance hall and:

**CONSERVATORY: 14'7 x 9'4:** PVC double glazed windows to rear, French doors open to patio, glazed door opens to lounge/dining room.

**FITTED BREAKFAST KITCHEN: 10'04 x 8'09 (max) / 7'05 (min):** PVC double glazed windows to side and rear being accompanied by door, matching high gloss wall and base units with integrated fridge/freezer, oven and microwave, recess for washer dryer, edged work surfaces with four ring gas hob and extractor over, one and half sink drainer unit, panelled splashbacks, tiled floors, radiator, glazed door opens to entrance hall, a further PVC double glazed obscure door opens to fore.

**STAIRS & LANDING:** PVC double glazed obscure window to side, doors open to three bedrooms and a well appointed, family bathroom.

**BEDROOM ONE: 12'0 x 9'10:** PVC double glazed bay window to rear, radiator, door to landing

**BEDROOM TWO: 12'2 (into bay) x 9'11 (max) / 7'8 (min):** PVC double glazed bay window to fore, radiator, door to landing.

**BEDROOM THREE: 7'6 x 5'11:** PVC double glazed window to fore, radiator, door to landing

**WELL APPOINTED FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising vanity wash hand basin, low level w.c. and bath, ladder style radiator, tiled splashbacks, door to landing.

**REAR GARDEN:** Paved patio radiates from conservatory and kitchen, lawned centrepiece having mature shrubs and bushes lining the perimeter, a rear gate opens to shared access.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

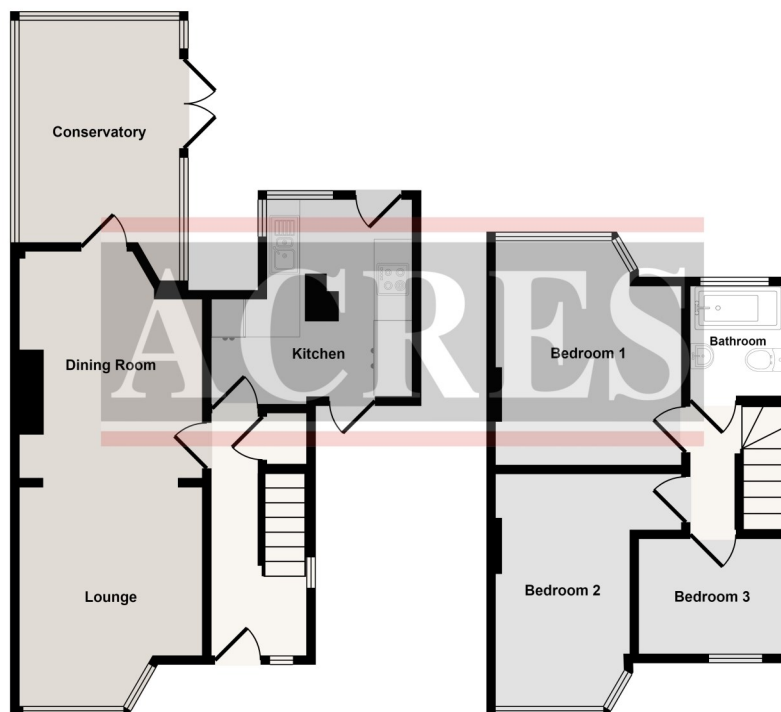
**COUNCIL TAX BAND:** B

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888



Approx Gross Internal Area  
75 sq m / 805 sq ft



Ground Floor  
Approx 45 sq m / 481 sq ft

First Floor  
Approx 30 sq m / 324 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		