

ACRES

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



- Recently renovated three bedroom semi detached family home
- Good sized bedrooms
- Well-appointed family bathroom
- Imposing and attractive family lounge with sliding doors to rear
- Fitted kitchen having breakfast hatch to lounge
- Converted garage into dining room
- Gravel drive to fore
- Mature and low maintenance rear garden
- Set in sought-after prime and central location
- No upward chain



20A, SIGNAL HAYES ROAD, WALMLEY, B76 2RP ~ ASKING PRICE £290,000

A delightful example of a recently renovated three bed semi detached family home set in the sought-after prime and central position of Walmley, close to well-regarded schooling. Benefitting from no onward chain, the property sits within walking distance of local shopping amenities and facilities in Walmley, further comprehensive essentials are obtainable via an abundance of readily available bus services. Local parks, open fields and sporting clubs are located throughout the Walmley area, making this an ideal position for growing families. Complimented by re-plumbed gas central heating, a recently fitted boiler and PVC double glazing (both where specified), this most appealing home offers immense opportunity for an immediate move in upon completion, thus proving its attractive finish. Briefly comprising: hall, doors to a sizeable family lounge with sliding patio doors to rear, doors into a fitted kitchen with side access into a converted garage which is now utilised as a dining room. To the first floor are three good sized bedrooms, the master benefitting from storage cupboard; all bedrooms are serviced by a well-appointed white family bathroom. Externally a gravel drive leads to paved path, having side lawn with mature shrubs and bushes leading to a new wooden side gate. To the rear a low maintenance mature garden gives access back into the property via sliding doors into lounge and an obscure door into kitchen. To fully appreciate the accommodation on offer and its true improvements, we highly recommend internal inspection. Council Tax Band C, EPC Rating D

Set back from the road behind a gravel drive with paved path to centre, lawn with mature bushes to side lines the perimeters, access is given into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL:

Doors open to a fitted kitchen, sizeable family lounge and dining room

FITTED KITCHEN: 11'9 x 5'10: PVC double glazed window to fore, contrasting wall and base Shaker units with fridge, dishwasher and integrated 'Lemona' oven, edged work surfaces with four ring electric hob and extractor canopy over, one and half stainless steel sink drainer unit, tiled splashbacks, keyhole window to side, PVC double glazed obscure door to side, breakfast / serving hatch into lounge and door to hall

DINING ROOM: 14'10 x 7'2: PVC double glazed bow window to fore, radiator and door to hall

IMPOSING LOUNGE: 16'10 x 15'7: PVC double glazed sliding doors to rear, radiator, breakfast / serving hatch into kitchen, doors to hall and stairs off to first floor

STAIRS AND LANDING: Doors open to three good sized bedrooms and a well-appointed bathroom, further door to airing cupboard

BEDROOM ONE: 11'3 x 8'8: PVC double glazed window to fore, radiator, door to over stairs storage, door to landing

BEDROOM TWO: 11'10 x 10'8: PVC double glazed window to rear, radiator and door to landing

BEDROOM THREE: 11'11 x 5'11: PVC double glazed window to rear, radiator and door to landing

BATHROOM: PVC double glazed obscure window to fore, suite comprising bath with glazed splash screen to side, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks and door to landing

REAR GARDEN: A paved path radiates from sliding patio doors and side obscure door, giving access to lawn, handful of shrubs and trees line the perimeters.



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)

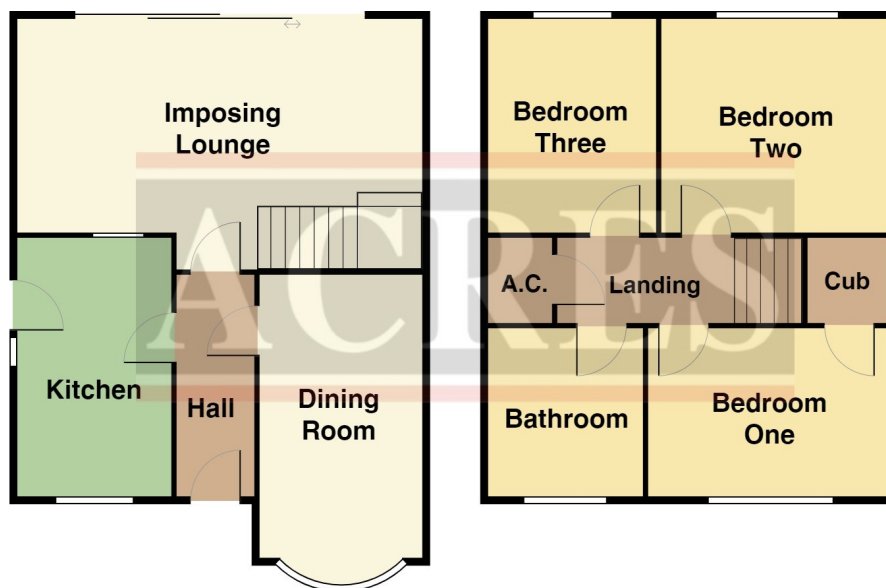
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Signal Hayes Road, B76 2RP



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		