

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- A deceptively spacious detached four bedroom home
- En-suite shower room to master bedroom
- Well-appointed bathroom
- Imposing family lounge into dining room
- Sizeable fitted breakfast kitchen
- Attractive sitting room & further rear sitting room / garden room
- Garage, guest cloakroom / WC and laundry
- Sought-after prime and central location
- ***SEARCHES PAID FOR***



3 HARVINGTON WAY, WALMLEY, B76 1RG ~ Offers in the Region of £510,000

*****SEARCHES PAID FOR***** An excellent opportunity to purchase this deceptively spacious, most impressive family home, holding intriguing opportunity for re-development and / or conversion. Set within a sought-after, enviable position in Walmley, close to well-regarded schooling, local shopping amenities and facilities are accessible on foot via Walmley high street and a plethora of daily essentials are obtainable, including a vibrant social scene. Readily available bus services provide commuter links to wider surrounding towns and cities. Complimented by gas central heating and PVC double glazing (both where specified), the imposing family home offers a wealth of scope for modernisation for its prospective buyer and briefly comprises; Entrance hall, attractive family lounge with sliding doors to a rear garden / sitting room, double doors open from the lounge to a dining room with single door opening to a considerable fitted breakfast kitchen, a sitting room leads to garage having laundry off, and the ground floor accommodation is completed by a guest cloakroom / WC. To the first floor are four good-sized bedrooms, three of which are double in size & the master benefitting from en-suite shower room, and all bedrooms are serviced by a family bathroom. Externally, a block paved drive gives access to the property and mature shrubs are set behind lawn. To the rear, a paved patio with raised garden bedding leads to lawn. Mature shrubs and bushes line the perimeters, with access being gained back into the property via laundry, rear sitting room / garden room, dining room and kitchen. To fully appreciate the accommodation on offer, its opportunity for re-development and conversion (subject to necessary planning permissions), we highly recommend internal inspection. Council Tax Band F and EPC Rating C.

Set back from the road behind a block paved drive with lawn to side, mature shrubs and bushes line the perimeters, access is gained into the property via an obscure glazed door, giving access into:

ENTRANCE HALL: Doors radiate to a guest cloakroom / WC, sitting room, lounge and kitchen, radiator, stairs off to first floor

FAMILY LOUNGE: 15'8 x 13'1: Sliding aluminium doors open to conservatory, windows to side, radiator, double doors open to dining room and door to hall

REAR SITTING / GARDEN ROOM: 13'2 x 12'1: PVC double glazed sliding doors to rear, having windows to side, radiator, sliding doors open to lounge

DINING ROOM: 12'5 x 8'6: PVC double glazed patio door to rear, windows to side, double doors open to lounge, single glazed door opens to kitchen, and radiator

FITTED BREAKFAST KITCHEN: 17'3 x 8'5: PVC double glazed windows to fore and to side, having a door giving access to rear, matching wall and base units with integrated fridge and oven, recess for dishwasher, roll-edged work surfaces with four ring gas hob and extractor canopy over, dual bowl sink drainer unit, tiled splashbacks and floors, obscure door to dining room and door to hall, radiator

SITTING ROOM: 16'9 x 7'3: PVC double glazed bow window to fore, radiator, door to hall and door to garage

LAUNDRY: 12'4 x 7'9: PVC double glazed window to rear with door to side, matching wall and base units with recesses for washing machine and dryer, roll-edged work surfaces with stainless steel sink drainer unit, radiator and door to garage

GUEST CLOAKROOM / WC: PVC double glazed obscure window to fore, low level WC, vanity wash hand basin, radiator, tiled splashbacks and door to hall

STAIRS & LANDING: PVC double glazed window to side, doors radiate to four bedrooms, bathroom and storage

BEDROOM ONE: 13'0 x 10'2: PVC double glazed window to rear, radiator, fitted wardrobes and matching dressing table, door to landing and to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, low level WC, vanity wash hand basin and step-in shower cubicle with glazed bi-folding door, tiled splashbacks and floor, radiator and door to bedroom

BEDROOM TWO: 11'4 x 10'1: PVC double glazed window to rear, fitted wardrobes, radiator and door to landing

BEDROOM THREE: 10'3 x 9'5 (max): PVC double glazed window to fore, radiator and door to landing

BEDROOM FOUR: 8'1 x 7'4: PVC double glazed window to fore, radiator and door to landing

FAMILY BATHROOM: PVC double glazed obscure window to fore, white suite comprising bath, vanity wash hand basin and low level WC, tiled splashbacks and floor, radiator and door to landing

REAR GARDEN: A paved patio leads to raised borders, mature shrubs and bushes line the perimeters, with access being gained back into the property via doors to utility, conservatory, dining room and kitchen

GARAGE: 18'11 x 7'10: [\(Please check the suitability for your own vehicle use\)](#) Up and over garage door to fore, door to utility and to sitting room



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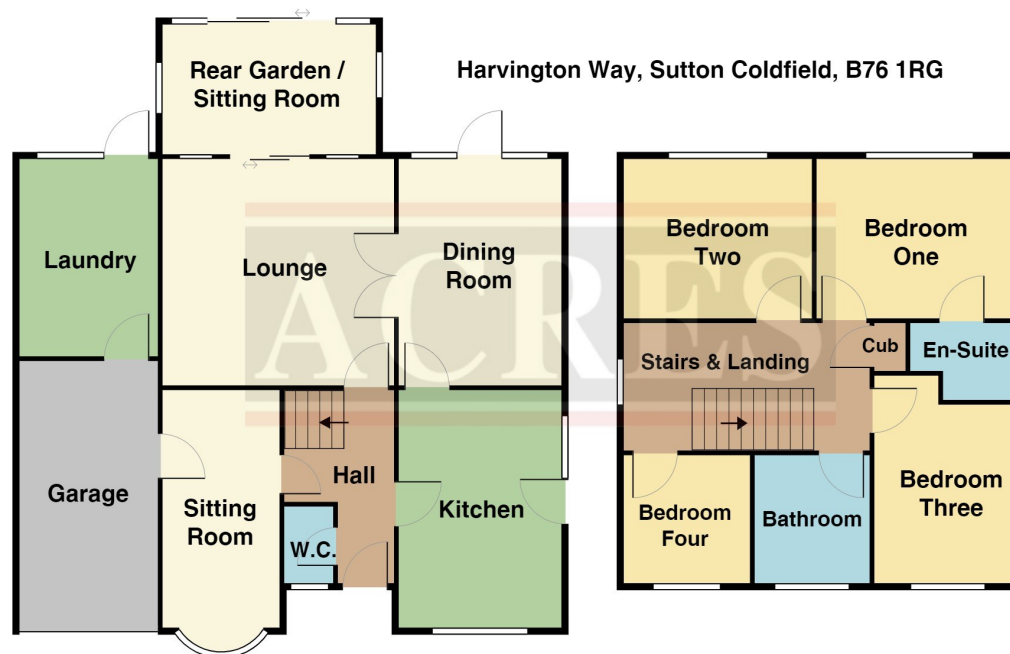
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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: 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: F

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



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 | | 83 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |