

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Three bed semi-detached family home
- Attractive fitted shower room
- Spacious and open plan lounge through dining room
- Appealing fitted breakfast kitchen
- Paved drive with access to garage
- Mature, well-stocked and private rear garden
- Set in an enviable position of Walmley
- Opportunity for redevelopment (STPP)
- No upward chain



4 BRAILES DRIVE, WALMLEY, B76 2UW ~ Guide price £280,000

A promising opportunity is offered within this three bed semi-detached family home, boasting a plethora of scope for redevelopment, modernisation and extension (STPP). Set in an enviable position of Walmley, close to well-regarded schooling, the property has been carefully cared for during its tenure and provides ease of commute via an array of readily available bus services. Local shopping facilities and amenities are accessible on foot with further comprehensive shopping being obtainable by car. The local area benefits from public parks, golf courses, spa retreats and even a hospital, ensuring suitability for all types of families. Complimented by gas central heating and PVC double glazing (both where specified), the appealing accommodation briefly comprises: Porch, open lounge through to an attractive dining room; a door leads off the lounge and opens into a fitted kitchen. To the first floor are three well-proportioned bedrooms which are serviced by a delightful family shower room. Externally, a paved drive with accompanying gravel gives access down to the side of the property. An up and over garage door opens into garage. To the rear, mature shrubs and bushes privatise the garden space with access being given back into the accommodation via a single door to kitchen and sliding doors to diner. To fully appreciate the opportunity that presents itself within this accommodation, as well as its proportions, we highly recommend internal inspection. Council Tax Band C, EPC Rating C

Set back from the road behind a paved drive with gravel to side, access is gained into the accommodation via a PVC double glazed leaded door with windows to side into:

PORCH: A further internal obscure glazed door opens to:

LOUNGE: 17'0 x 12'9: With PVC double glazed leaded window to fore, obscure window to porch, gas fire set on tiled hearth having brick surround and wooden mantel over, radiator, stairs off to first floor, glazed obscure door opens to kitchen and access is given into:

DINING ROOM: 10'10 x 9'5: Sliding patio doors open to rear garden, radiator and access given back into lounge

FITTED KITCHEN: 11'6 x 7'2: PVC double glazed leaded windows to rear and to side, having door giving access to rear, matching wall and base units with recesses for fridge / freezer, cooker and washing machine, roll edged work surfaces with one and a half stainless steel sink drainer unit, tiled splashbacks, radiator, obscure glazed window into dining room, door to storage, glazed obscure door opens to lounge

STAIRS & LANDING: Having PVC double glazed leaded window to side, doors open to three bedrooms and family shower room

BEDROOM ONE: 12'11 x 10'3: Having PVC double glazed leaded window to fore, radiator, door to storage and door to landing

BEDROOM TWO: 9'3 x 9'2: Having PVC double glazed leaded window to rear, built-in sliding mirrored wardrobes, radiator, door to landing

BEDROOM THREE: 9'2 x 6'5 (max) / 5'4 (min): Having PVC double glazed leaded window to fore, radiator, door to airing cupboard and door to landing

SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising low level WC, pedestal wash hand basin and shower cubicle, tiled flooring and splashbacks, radiator and door to landing

REAR GARDEN: A block paved patio radiates from the property and gives access to lawn. Mature shrubs and bushes line the perimeters and privatise the garden. Access is given into a garage and access is gained back into the accommodation via sliding patio doors to dining room and a single door into kitchen

GARAGE: **(Please check the suitability for your own vehicle use)** Up and over garage door to fore



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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)

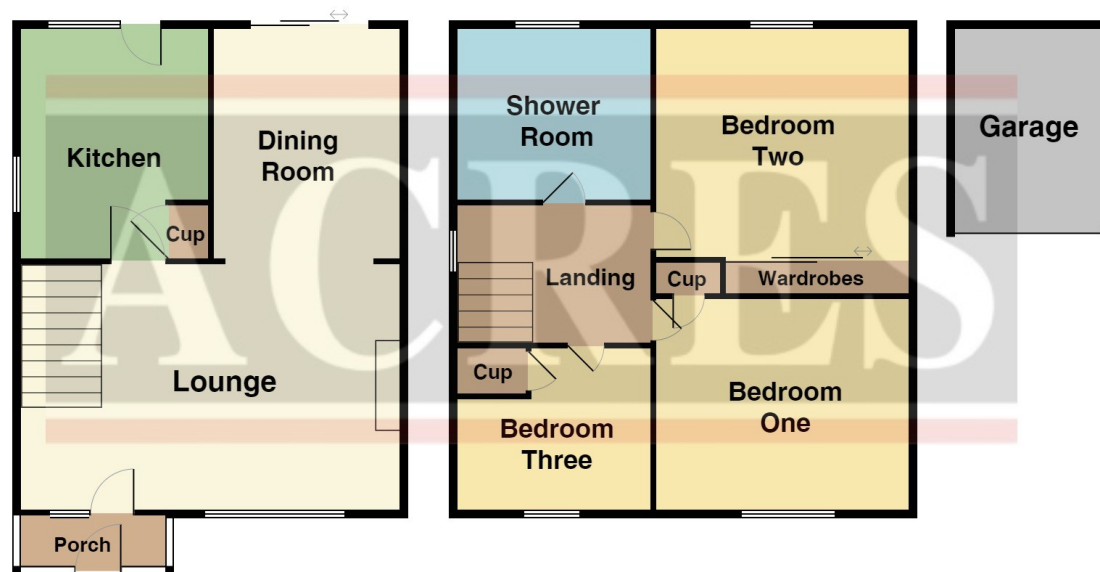
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Brailes Drive, Sutton Coldfield, B76 2UW



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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		