

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Deceptively spacious & extended three bedroom semi-detached
- Third bedroom offering access to converted loft space
- Impressive & attractive family bathroom
- Appealing dining room with bay window to fore
- Considerable lounge through dining area, having patio doors to conservatory
- Imposing fitted breakfast kitchen
- Guest cloakroom / WC & garage
- Block paved drive with raised garden bedding to side
- Block paved rear patio with substantial garden area



97, WOODLANDS FARM ROAD, ERDINGTON, B24 0PH ~ Offers around £290,000

An excellent opportunity to purchase this deceptively large and spacious three bedroom semi-detached extended family home, set in an enviable position of Erdington on the border of Walmley. Offering generous living proportions throughout, the home presents opportunity for further redevelopment to accommodate its prospective purchasers. The local area benefits from daily essential amenities at the end of Woodlands Farm Road; larger comprehensive shopping facilities are available by car in Walmley, Sutton Coldfield town centre and The Fort shopping park. Public houses, parks, cafes and restaurants are all in close proximity and ensure something for all. Benefitting from gas central heating and PVC double glazing (both where specified), the property currently briefly comprises: Porch, deep and welcoming entrance hall, doors open into an impressive dining room / family room having bay window to fore, an extended lounge with further dining area provides sliding patio doors into a rear conservatory, an attractive and imposing fitted breakfast kitchen provides access to a guest cloakroom / WC and integral garage. To the first floor are three well-proportioned bedrooms, the master benefitting from bay window to fore, the third gives access to a converted loft space suitable for office / study; all bedrooms are serviced by a truly delightful, recently refitted bathroom. Externally, a block paved drive with raised garden bed to side provides essential parking space; to the rear, block paving continues and leads from the kitchen and conservatory, advancing to a well-tended lawn. To fully appreciate the accommodation on offer, its opportunity for conversion, subject to the necessary planning permissions, we highly recommend internal inspection. Council Tax Band C, EPC Rating TBC

Set back from the road behind a block-paved drive, with raised garden bedding to side, access is gained into the accommodation via a PVC double glazed door with windows to side, into:

PORCH: Further internal double glazed obscure door with windows to side opens into:

ENTRANCE HALL: Doors open to a fitted breakfast kitchen, considerable lounge and dining room / family room, door to under-stairs storage, radiator, stairs off to first floor

DINING ROOM / FAMILY ROOM: 12'9 x 10'11: PVC double glazed bay window to fore, radiator and door to hall

SUBSTANTIAL LOUNGE THROUGH DINING AREA: 20'6 X 10'10: PVC double glazed sliding patio doors to conservatory, radiator, period ornamental fire set upon a matching hearth, space for dining table, door opens to hall

REAR CONSERVATORY: 10'9 x 9'4: PVC double glazed windows and doors to rear garden, sliding patio doors open into lounge

FITTED BREAKFAST KITCHEN: 15'11 x 12'2: PVC double glazed window to rear, having door to side, matching wall and base units with integrated fridge and oven with grill over, space for free-standing fridge / freezer and washing machine, roll edged work surfaces with one and a half stainless steel sink drainer unit, four ring gas hob and griddle with extractor canopy over, stainless steel splashbacks, radiator, space for dining table, doors open to hall, garden and to lobby, giving access to a guest cloakroom / WC and garage

GUEST W.C: Low level WC, door opens to lobby

STAIRS AND LANDING: PVC double glazed obscure window to side, doors open to three bedrooms and bathroom

BEDROOM ONE: 14'3 (into bay) x 10'11 (max): PVC double glazed bay window to fore, radiator, door to landing

BEDROOM TWO: 12'0 x 11'0: PVC double glazed window to rear, radiator, door to landing

BEDROOM THREE: 8'4 x 6'5: PVC double glazed window to fore, radiator, door to landing and metal stairs to loft conversion

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

LOFT CONVERSION: 11'5 x 10'6: Glazed skylight opens to rear, eaves storage, electrical access points, loft door opens to metal stairs giving access to bedroom three

REAR GARDEN: A block paved patio gives access to lawn, mature shrubs and bushes line the perimeters, access is given back into the accommodation via rear conservatory and kitchen

GARAGE: 15'7 x 6'1:(Please check the suitability for your own vehicle use) Up and over garage door to fore, having glazed units over, internal door opens into lobby



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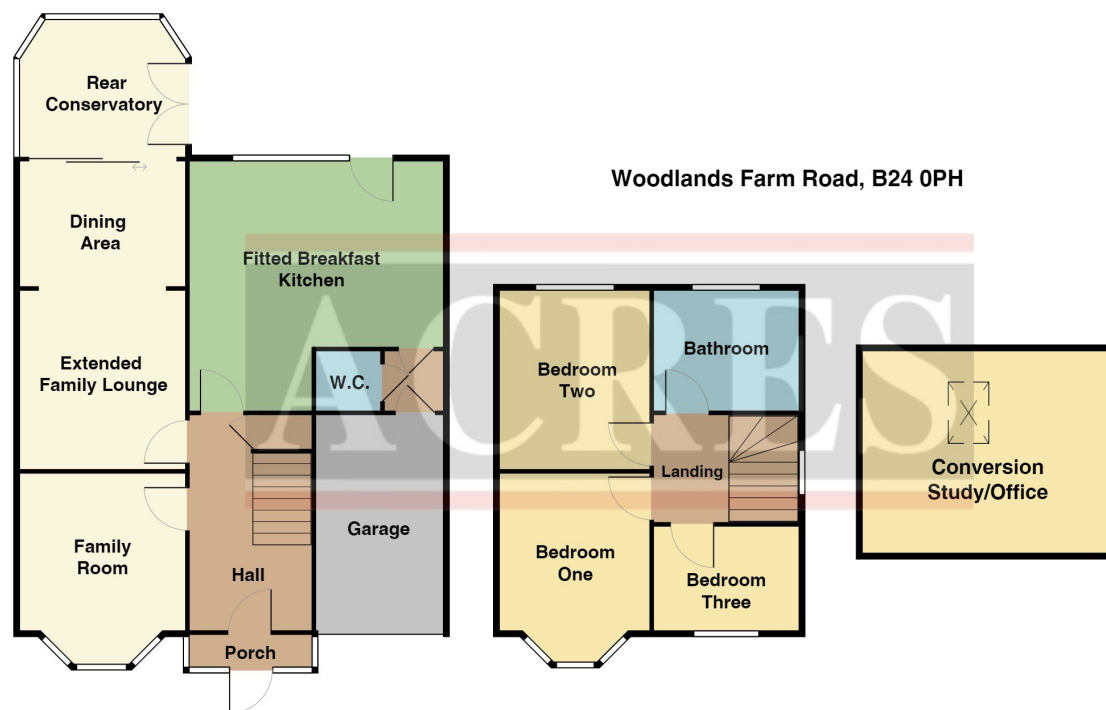
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



AWAITING EPC RATING

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