

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Impressively proportioned, two bedroom semi detached
- * Spacious double bedrooms
- * Well appointed shower room
- * Imposing lounge having stairs off
- * Deceptively large, fitted breakfast kitchen
- * Concrete and block paved drive into a porch/hall
- * Immaculately maintained rear garden
- * Side single garage
- * Excellent opportunity for development/modernisation



3 BLUEBELLWOOD CLOSE, WALMLEY, B75 2UB ~ Offers in Excess of £260,000

Situated in the ever developing and increasingly popular area of Walmley, this two bed, freehold semi detached family home offers a wealth of opportunity for development and modernisation to offer full customisation for its prospective purchaser/s. The local area benefits from sought after educational opportunities for all ages and its abundance of transportation through readily available bus services. Amenities throughout the area comprise essential daily shopping facilities and further comprehensive retail can be found via a short drive into Sutton Coldfield and the Fort. Benefitting from gas central heating and PVC double glazing (both where specified), the property currently briefly comprises: porch having a glazed door opening into a considerable lounge with an electric fire place, a further door leads from the lounge and gives access into an attractive, fitted breakfast kitchen with space for a dining table.

To the first floor are two incredibly well proportioned bedrooms, the rear having an over-stairs airing cupboard, all bedrooms are serviced by a well appointed family shower room. Externally, a block paved drive with concrete to side provides appealing space for off-street parking, an up and over door gives access to a single garage. To the rear, paved patio leads from kitchen and advances to the side of the accommodation, a lawned centrepiece housed by raised bedding completes the property's border. To fully appreciate the home on offer, its proportions and opportunity for modernisation, we highly recommend internal inspection. Council Tax Band C, EPC Rating TBC

Set back from the road behind a block-paved drive with concrete drive to side, access is gained into the accommodation via a PVC door into:

PORCH:

PVC double glazed obscure window to fore, alarm system, and a glazed obscure door opens into:

CONSIDERABLE LOUNGE: 17'6 x 13'0:

PVC double glazed leaded window to fore, shutter-style fitted blinds, radiator, electric stone-effect fire set on a granite hearth having tiled surround and wooden mantel over, under-stairs storage, stairs off to first floor, glazed door opens to porch, and a further door opens into:

FITTED BREAKFAST KITCHEN: 13'0 x 9'0:

PVC double glazed windows and patio door to rear, matching wall and base units with recesses for fridge / freezer, washing machine and free-standing gas cooker, roll-edged work surfaces with large bowl sink drainer unit, extractor fan, tiled splashbacks, space for dining table, radiator and door back into lounge

STAIRS & LANDING:

Doors radiate to two double bedrooms and shower room

BEDROOM ONE: 13'0 x 9'0:

PVC double glazed window to rear, radiator, door to over-stairs storage / airing cupboard and door to landing

BEDROOM TWO: 13'1 x 9'1:

PVC double glazed leaded window to fore with shutter-style blinds fitted, radiator and door to landing

SHOWER ROOM:

PVC double glazed obscure window to side, step-in low level shower cubicle with glazed sliding door, low level WC and pedestal wash hand basin, panelled splashbacks, ladder style radiator and door to landing

REAR GARDEN:

A paved patio radiates from kitchen, and gives access to side, a lawned garden area with raised borders encompass the property's perimeter. Access is given into a single garage

SINGLE GARAGE: 16'7 x 8'7: (Please check the suitability for your own vehicle use)

Up and over garage door to fore, glazed window with door to side gives access back to rear



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)

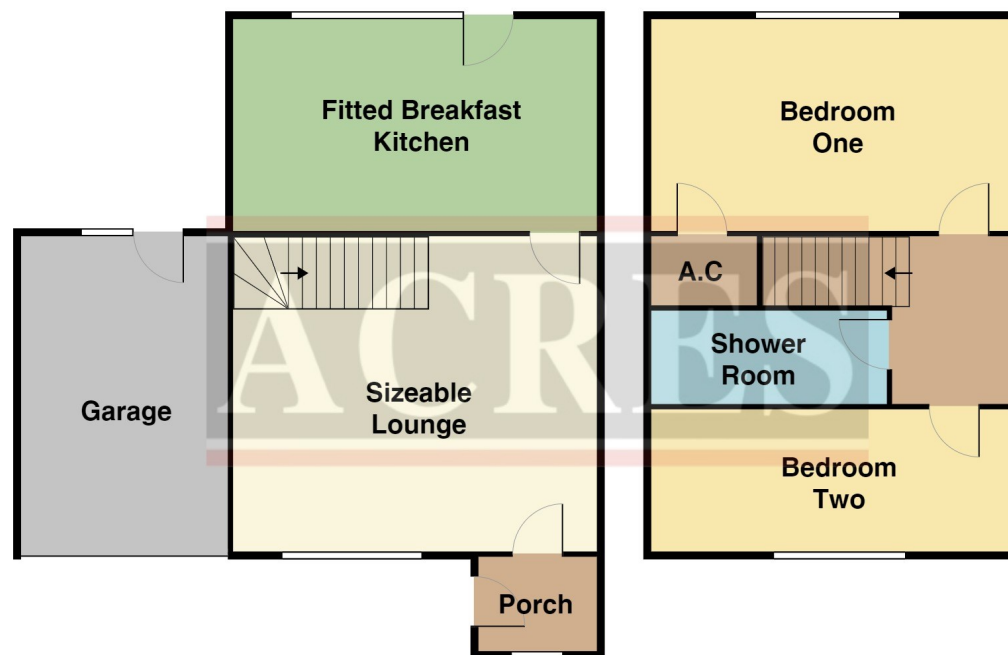
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Bluebellwood Close, Sutton Coldfield, B76 2UB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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