

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Deceptively spacious, four bedroom, semi-detached dormer bungalow
- * Ensuite shower room off a first floor bedroom
- * Dual-aspect, considerable lounge
- * Sizeable rear conservatory
- * Delightful, recently-re-fitted breakfast kitchen
- * Utility and pantry area
- * Well-appointed family bathroom
- * Deep & welcoming entrance hall with porch
- * Block-paved drive having garden and single garage
- * Rear block-paved patio leading to lawn



53, PLANTS BROOK ROAD, WALMLEY, B76 1HH ~ Offers around £410,000

A magnificent example of an attractively presented four bedroom, freehold and extended, semi-detached dormer bungalow, set upon a popular and well-regarded estate in Walmley. Offering unassuming living proportions from its initial front aspect, spacious and considerable internal rooms provide suitable accommodation for a variety of circumstances and blend modern, contemporary design with traditional décor. The local area is complemented by an array of shopping facilities including convenience stores, cafes and a public house; further comprehensive amenities can be found via a short drive to the Fort shopping park and Sutton Coldfield town centre. Excellent educational opportunities for all ages, together with a host of public transport cater to any potential needs. Benefitting from gas central heating and PVC double glazing (both where specified); the property offers even further scope for personalisation for its prospective purchasers and currently briefly comprises: Porch, deep and welcoming entrance hall, doors open to a dual aspect, sizeable family lounge, a recently re-fitted breakfast kitchen which provides access to a utility, airing cupboard and pantry; further doors from the hall lead to bathroom, two bedrooms and an internal hall. Stairs radiate to first floor and a glazed door opens to a conservatory. To the first floor are two true double bedrooms, one of which offers a superb ensuite shower room. Externally, raised, delightfully-treated garden beds with block paving to side provides space for parking. Access is given into the accommodation and into a single garage. To the rear, block paving continues and advances to lawn, mature shrubs and bushes privatise the property's perimeter with access being gained back into the accommodation via utility and conservatory. To fully appreciate the property on offer, its tasteful architecture that has been implemented and opportunity for further development, we highly recommend internal inspection. Council Tax Band D, EPC Rating C

Set back from the road behind a block paved drive to side with a block paved walkway surrounded by garden, access is gained into the accommodation via a PVC obscure double glazed door with window to side into:

PORCH: An internal wooden door opens to:

ENTRANCE HALL: Doors open to kitchen, lounge, bathroom, two bedrooms and inner hall, radiator

DUAL-ASPECT FAMILY LOUNGE: 16'9 x 13'3: PVC double glazed bow windows to side and fore, radiator, electric pebble-effect fire set on a granite hearth with matching surround and wooden mantel over, obscure glazed door opens back to hall

RECENTLY-REFITTED BREAKFAST KITCHEN: 12'2 x 11'9 (max): PVC double glazed window to side, matching Shaker-style wall and base units with integrated dishwasher and oven with grill over, edged Minerva work surfaces with four ring electric induction hob having extractor canopy over, one and a half ceramic integrated sink with draining grooves cut to side, radiator, tiled splashbacks, space for dining table, glazed obscure door opens to hall and further glazed door opens to:

UTILITY: 13'5 x 9'3 (max): PVC double glazed obscure windows and doors to fore, clear glazed windows and door open to rear, matching Shaker-style base units with recesses for fridge / freezer and washing machine, doors open to a pantry area and airing cupboard, glazed door opens back to kitchen

INNER HALL: 9'9 x 7'0: Radiator, stairs off to first floor, door gives access back into hall and further glazed door opens to:

REAR CONSERVATORY: 12'1 x 9'7: PVC double glazed widows to rear, French doors open to patio, glazed door leads back into inner hall

DUAL-ASPECT BEDROOM ONE: 12'10 x 9'10: PVC double glazed windows to rear and to side, radiator, recess for obscure door to hall

BEDROOM FOUR: 12'10 x 9'2: PVC double glazed window to rear, radiator, glazed obscure door opens back to hall

BATHROOM: PVC double glazed obscure windows lead into porch, suite comprising bath, pedestal wash hand basin and low level WC, radiator, tiled splashbacks and floors, door to hall

STAIRS & LANDING: PVC double glazed window to rear, access to eaves storage and doors open to two bedrooms

BEDROOM TWO: 14'1 x 9'11: PVC double glazed window to rear, radiator, door to landing and to:

ENSUITE SHOWER ROOM: Suite comprising step-in shower cubicle with glazed sliding door, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks and floors, bi-folding door opens back into bedroom

BEDROOM THREE: 15'4 x 9'2: PVC double glazed window to rear, radiator and door to landing

REAR GARDEN: Block paving leads from utility and conservatory and gives access to raised garden beds, mature lawn having shrubs and bushes line the perimeters and privatise the property's boundary

GARAGE: 15'3 x 7'11: **(Please check the suitability for your own vehicle use)** PVC double glazed window and door opens to rear, up and over garage door opens to fore



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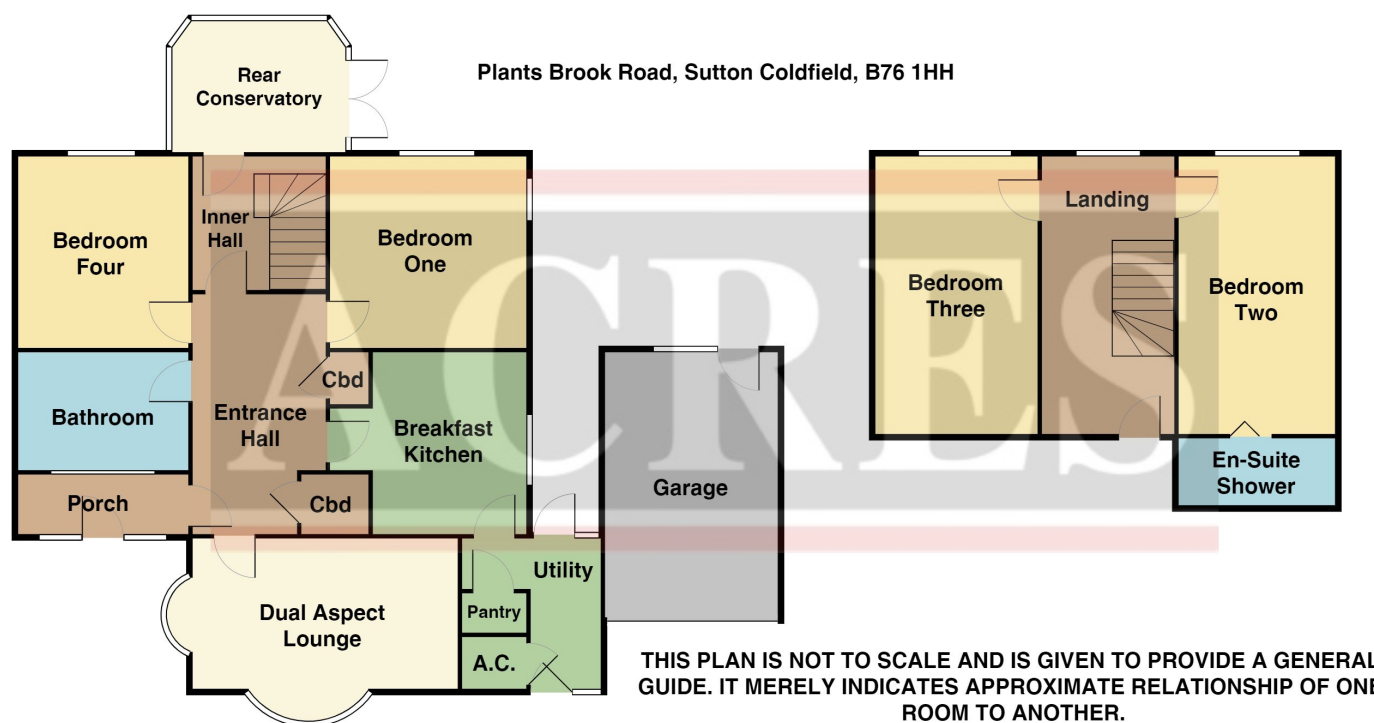
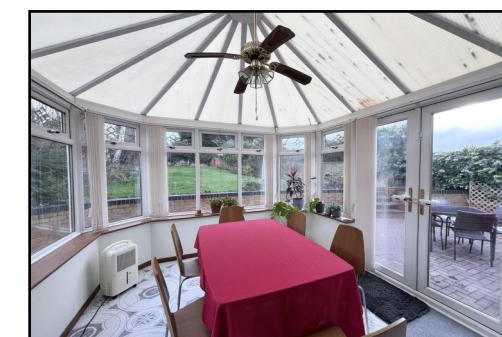
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



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		