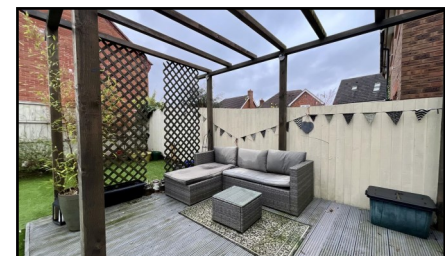
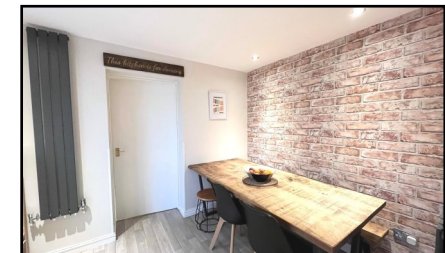


ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- * Attractively presented, three bed, detached family home
- * Fitted wardrobes throughout all bedrooms
- * Ensuite shower room to master
- * Well-appointed white family bathroom
- * Impressive family lounge having box window to fore
- * Modern, re-fitted breakfast kitchen into a dining area
- * Considerable rear conservatory
- * Office and utility
- * Guest cloakroom / WC & garage store
- * Set in a prime, central and sought-after location



5 OAK WAY, WALMLEY, B76 2PG ~ Offers around £425,000

Beautifully positioned on a popular estate in Walmley, this three bed, detached and converted freehold family home offers attractive living proportions throughout, combining delightful and tasteful décor. Local shopping amenities and facilities are in abundance and can be obtained in Walmley and Minworth; further comprehensive shopping is available in Sutton Coldfield town centre and The Fort. Excellent educational opportunities through well-regarded schooling boost the local area's reputation along with public parks, trails and further open fields. Complemented by gas central heating and PVC double glazing (both where specified); the property has the added benefit of a house alarm and currently briefly comprises: Porch, entrance hall giving access to an under stairs storage cupboard, guest cloakroom / WC, lounge having box window to fore and a sizeable re-fitted breakfast kitchen through dining area, doors lead from the dining area into a fitted utility which has taken part of the garage space and into a substantial conservatory with office room off. To the first floor are three impressively sized bedrooms, all benefitting from fitted wardrobes, the master having ensuite shower room, a family bathroom services all other bedrooms. Externally, a side tarmac drive leads to an up and over garage door, well-tended bushes line the perimeter and give access into the accommodation. To the rear, raised decking provides dining space for family and friends, low-maintenance artificial grass advances to garden bedding. To fully appreciate the accommodation on offer, its opportunity for further development and current true proportions, we highly recommend internal inspection. Council Tax Band E, EPC Rating C

Set back from the road behind a bush-lined perimeter with lawn, access is gained into the property via a PVC double glazed door with windows to side into:

PORCH: An internal obscure double glazed door opens into:

ENTRANCE HALL: Doors radiate to kitchen, guest cloakroom / WC, lounge and under-stairs storage, radiator, stairs off to first floor

FAMILY LOUNGE: 13'1 x 12'2: PVC double glazed box window to fore, radiator, door opens to hall

GUEST CLOAKROOM / WC: Suite comprising low level WC, pedestal wash hand basin, radiator, tiled splashbacks, door back out to hall

FITTED BREAKFAST KITCHEN: 22'3 x 9'9 (max through dining area): PVC double glazed windows into conservatory, matching Shaker-style wall and base units with integrated oven having grill over, dishwasher and recesses for a free-standing fridge / freezer, edged work surfaces with four ring electric induction hob and extractor canopy over, stainless steel sink drainer unit, matching upstands, space for dining table, radiators, double doors open into conservatory and single door opens into:

UTILITY: 8'3 x 6'0: Matching Shaker-style wall and base units with recesses for washing machine and dryer, roll edged work surfaces with stainless steel sink drainer, matching upstands, space for further storage to side, radiator and door to kitchen / dining area

REAR CONSERVATORY: 21'6 x 9'2: PVC double glazed windows to rear, having door opening to garden, electric radiators, double doors open back into kitchen and an obscure door opens to:

OFFICE: 7'7 x 6'6: PVC double glazed window to rear, radiator, enclosed airing cupboard giving access to boiler, obscure door leads back into conservatory

STAIRS & LANDING: PVC double glazed window to fore and a triangular oriel window to side, doors open to three bedrooms, family bathroom and airing cupboard

BEDROOM ONE: 11'10 x 10'5: PVC double glazed window to fore, fitted corner wardrobes having recess to centre for bed, radiator, door opens into:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising low level WC, pedestal wash hand basin and shower cubicle with bi-folding glazed door, ladder style radiator, tiled splashbacks and flooring, door back to bedroom

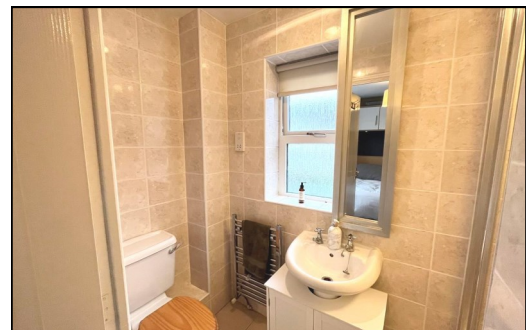
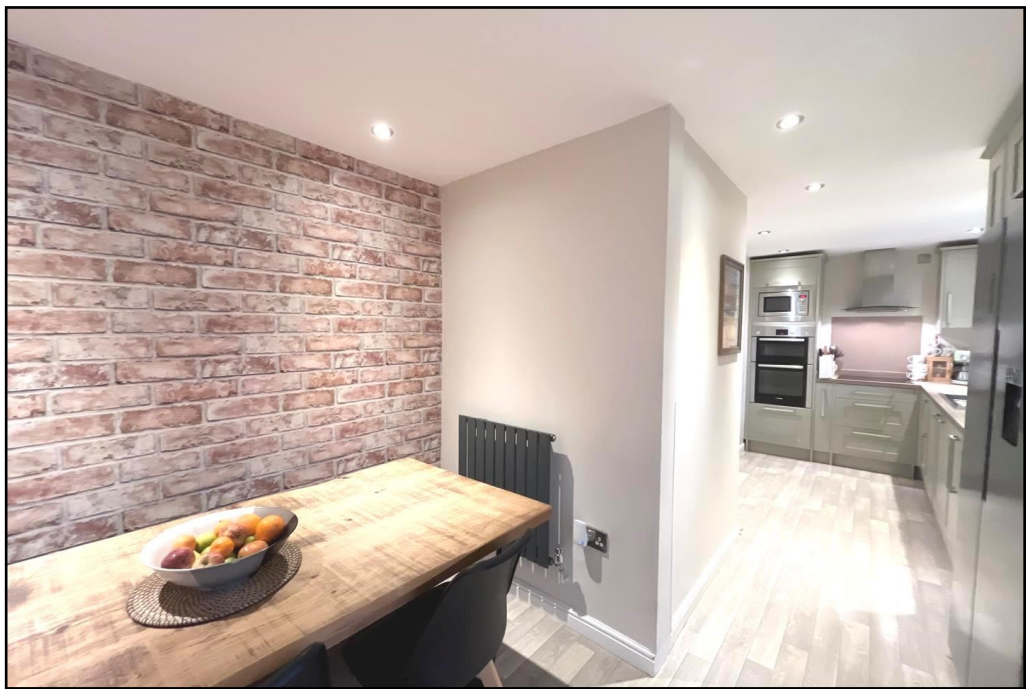
BEDROOM TWO: 10'2 x 7'7: PVC double glazed window to rear, radiator, sliding mirrored wardrobes and door to landing

BEDROOM THREE: 8'6 x 7'5: PVC double glazed window to rear, fitted sliding wardrobes, radiator and door to landing

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

REAR GARDEN: A low-maintenance rear garden with raised decking providing space for dining furniture, lawn advances to raised garden bedding and access is given back into the accommodation via conservatory

STORE / GARAGE: Up and over door to fore



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



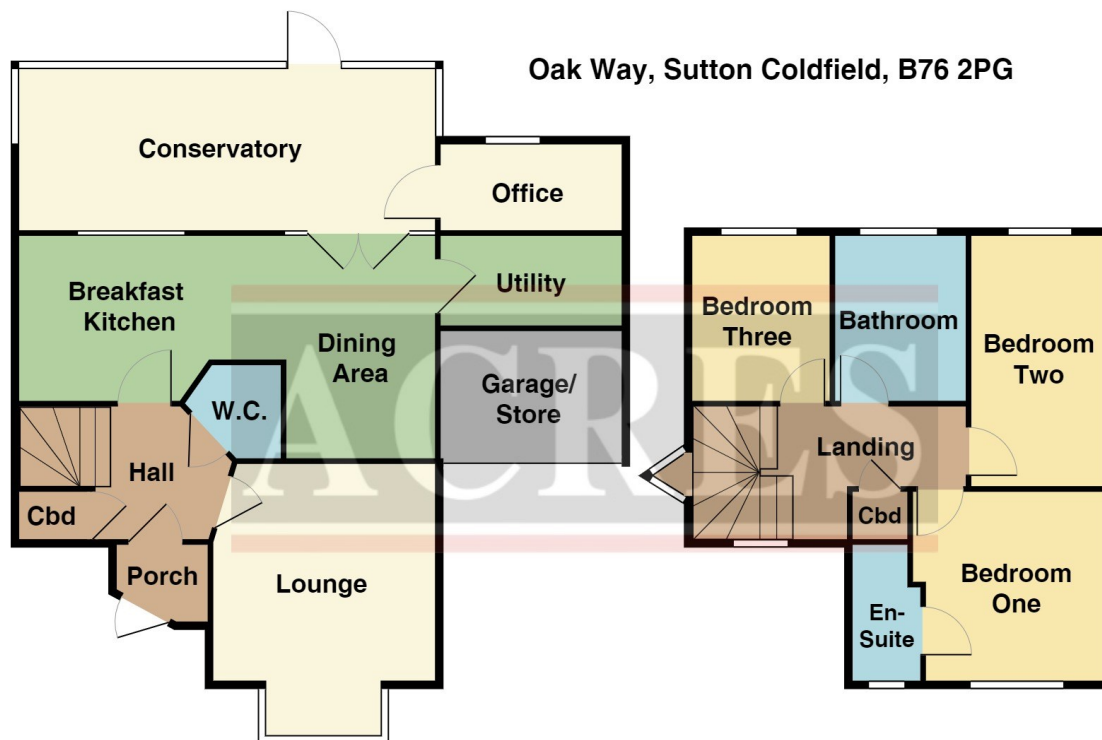
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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.