

# ACRES

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



- \* Unassumingly large, three bedroomed detached house
- \* Master bedroom benefitting from ensuite shower room
- \* Fitted wardrobes to bedrooms one and two
- \* Well-appointed family bathroom
- \* Dual-aspect, uniquely presented lounge
- \* Considerable high-gloss kitchen and diner
- \* Guest cloakroom / WC & under-stairs storage
- \* Multi-vehicular drive with 7kW charging point
- \* Delightful rear garden with entertaining spaces
- \* Personalised heating controls to bedroom one



***7 HORSFALL DRIVE, WALMLEY, B76 2BT ~ ASKING PRICE £380,000***

Unassuming from its initial exterior aspect, this delightfully presented and impressively proportioned, freehold, three-bedroomed, detached family home is enviably located on an increasingly popular and modern estate in Walmley. Access to greenery and public parks are all within immediate proximity to the property's position, having essential daily amenities available via a short drive. Further comprehensive facilities can be obtained in Sutton Coldfield town centre and The Fort. Falling within catchment for excellent educational opportunities, the home is well-rounded for all types of prospective buyers and indeed blends seamless contemporary décor with convenient well-planned spaces. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), an Easee 7kW charging point is available upon a multi-vehicular tarmac drive to the side of the accommodation, with separate internal heating being offered in bedroom one and ensuite which are independently controlled to the rest of the heating system. Internally, the property briefly comprises; Hall, attractive dual-aspect lounge having access to a guest cloakroom / WC, under-stairs storage and a superb high-gloss kitchen / diner with French doors opening to rear garden. To the first floor, three well-balanced double bedrooms are on offer, with the master benefitting from an ensuite shower room, bedrooms one and two boast built-in, sliding mirrored wardrobes. All rooms are serviced by a well-appointed family bathroom. Externally, lawn is set behind a bush-lined perimeter, with access being given into the accommodation via a composite PVC door, to the rear, paved patio advances to lawn, having raised timber decking and pergola with space for entertaining. To fully appreciate the accommodation on offer, its true proportions and internal / external offerings, we highly recommend internal inspection. Council Tax Band E, EPC Rating B. Please note that there is an annual service charge of £100 for green space maintenance. This is a standard charge for all properties on this estate.

Set back from the road behind a paved fore garden with lawn to side, access is gained into the accommodation via a composite door into:

**HALL: 6'4 x 4'5:**

Recessed mat well with door giving access into:

**DUAL-ASPECT FAMILY LOUNGE: 16'5 x 10'4:**

PVC double glazed windows to fore and to rear, radiator, door to hall, guest cloakroom / WC, superb kitchen and under-stairs storage, stairs off to first floor

**SUPERB DUAL-ASPECT KITCHEN / DINER: 16'6 x 11'5:**

PVC double glazed windows to fore, having patio doors leading to rear garden, matching high-gloss wall and base units with integrated dishwasher, washing machine and oven, recesses for dryer and free-standing fridge / freezer, edged work surfaces with one and a half stainless steel sink drainer unit, four ring gas hob with extractor canopy over, radiator, space for dining table, door into lounge

**GUEST CLOAKROOM / W.C:**

PVC double glazed obscure window to rear, suite comprising low level WC and pedestal wash hand basin, radiator, door back to lounge

**STAIRS & LANDING:**

PVC double glazed window to fore, radiator, doors to three bedrooms and family bathroom

**BEDROOM ONE: 12'2 x 11'8:**

PVC double glazed window to fore, built-in sliding mirrored wardrobes, radiator, door to landing, and to:

**ENSUITE SHOWER ROOM:**

PVC double glazed obscure window to rear, suite comprising pedestal wash hand basin, low level WC and step-in shower with glazed sliding door, radiator, tiled splashbacks, door back to bedroom

**BEDROOM TWO: 11'1 x 8'0:**

PVC double glazed window to fore, built-in sliding mirrored wardrobes, radiator, space for double bed and door back to landing

**BEDROOM THREE: 8'2 x 6'4:**

PVC double glazed window to rear, radiator and door to landing

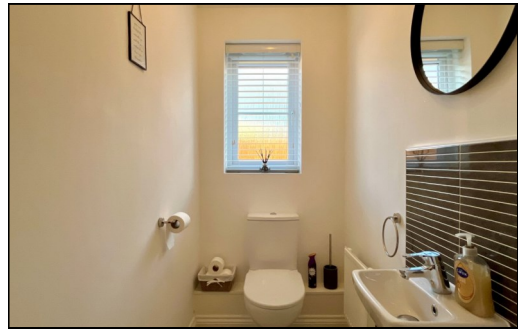
**FAMILY BATHROOM:**

PVC double glazed obscure window to rear, suite comprising bath with half-folding glazed splash screen to side, pedestal wash hand basin and low level WC, radiator, tiled splashbacks, door to landing

**REAR GARDEN:**

Paved patio leads from diner and advances to lawn, raised timber decking with pergola provides space for entertaining, side timber gate gives access to drive, and 7kW Easee charger





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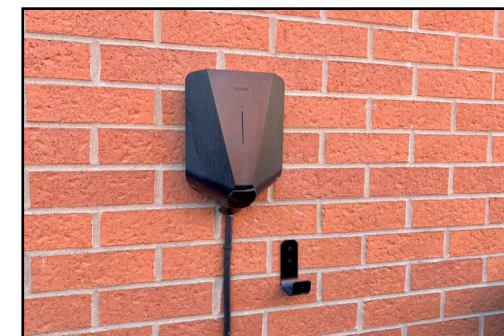
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

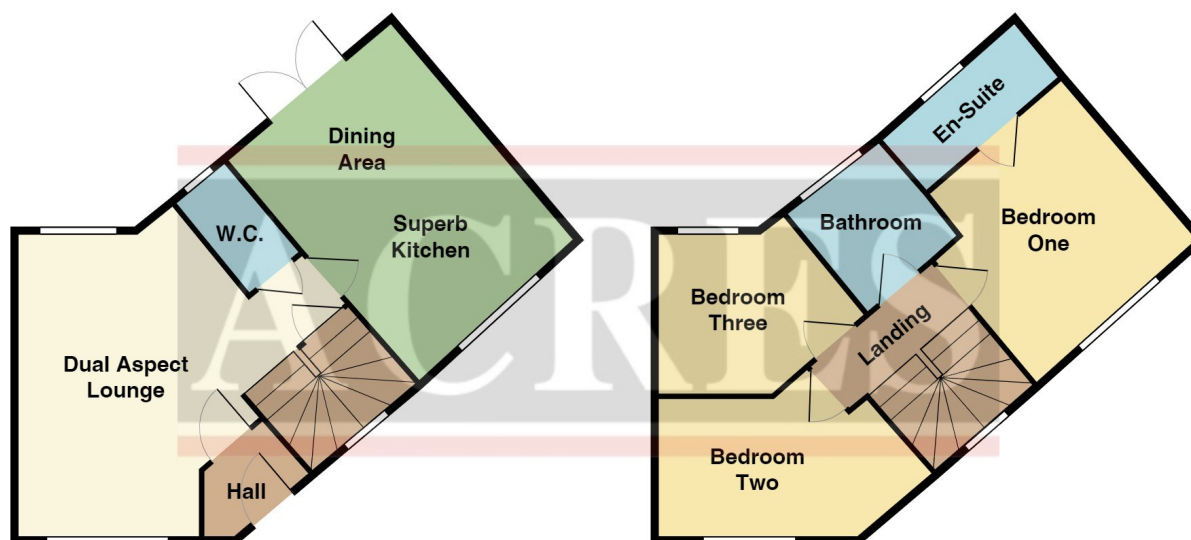
**COUNCIL TAX BAND:** E

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888



Horsfall Drive, Sutton Coldfield, B76 2BT



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	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.