

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Impressively proportioned, two bedroom semi-detached
- \* Fully comprehensive & delightful bathroom
- \* Superb, recently re-fitted, matte finished kitchen
- \* Considerable lounge with space for dining
- \* Deep and welcoming entrance hall
- \* Appealing porch and detached, recessed garage
- \* Private, well-maintained garden with discrete patio area
- \* Set in a prime and central, sought-after location
- \* Excellent catchment for schools
- \* Beautifully proportioned & decorated throughout



***28 BRAILES DRIVE, WALMLEY, B76 2UW ~ Offers in Excess of £260,000***

Blending generous living proportions together with modern décor, this truly impressive, freehold, two bedroomed, semi-detached family home is set in a much-sought-after position of Walmley, just a short walk to excellent educational opportunities. Located towards the end of the cul-de-sac, the quiet and peaceful surroundings boast an excellent opportunity for its eventual purchasers. Local amenities are in abundance and benefit from a variety of daily essentials including a post office, pharmacy and convenience store in Walmley village. Further retail therapy can be obtained via one of many readily available bus services, alternatively a short drive into Sutton Coldfield town centre and The Fort. Benefitting from the provision of gas central heating via a newly-fitted combi-boiler and PVC double glazing (both where specified), the tasteful interior decoration paired with spacious living dimensions briefly comprises; Porch, deep and welcoming entrance hall, access is given into a stunning, handle-less, matte finished kitchen with recesses for white goods, a glazed door opens from the hall into a spacious lounge with space for dining and under-stairs storage. To the first floor, two substantial bedrooms are offered with the master benefitting from large fitted wardrobes, and the second having over-stairs storage cupboard. All rooms are serviced by a fully-comprehensive family bathroom. Externally, a landscaped garden with block-paved drive gives access into porch and leads to the side of the accommodation with large metal gates securing a single detached and recessed garage. The rear garden offers mature, well-stocked borders with private and discrete patio area to the back of the garage. To fully appreciate the accommodation on offer, we highly recommend internal inspection.

Set back from the road behind a landscaped fore garden, block paving provides space for parking, a PVC obscure glazed door opens into:

#### **PORCH:**

Obscure glazed windows to side, having main internal front door opening into:

#### **ENTRANCE HALL:**

Access is given into kitchen, glazed door opens into a considerable lounge, radiator, stairs off to first floor

#### **REFITTED KITCHEN: 9'6 x 7'0:**

PVC double glazed window to fore, matching matte finished wall and base handle-less units with recesses for cooker, washing machine and free-standing fridge / freezer, edged work surfaces with matching upstands and integrated ceramic sink / drainer unit, a variety of drawers and cupboards with wine rack, extractor canopy over, Perspex splashbacks, tiled floor, access back into hall

#### **IMPOSING LOUNGE: 16'10 x 12'11:**

PVC double glazed patio doors lead to rear garden, radiator, space for sofas within lounge, space for dining table, under-stairs storage, glazed door opens back into hall

#### **STAIRS AND LANDING:**

Doors open to two bedrooms and a fully comprehensive bathroom, access to loft via loft ladder

#### **BEDROOM ONE: 10'11 x 9'4:**

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

#### **BEDROOM TWO: 12'11 x 9'11 (max) / 6'0 (min):**

PVC double glazed window to fore, radiator, door to over-stairs storage, door to landing

#### **FULLY COMPREHENSIVE BATHROOM:**

PVC double glazed obscure window to side, suite comprising bath, step-in shower cubicle with curved, sliding glazed door, low level WC and pedestal wash hand basin, tiled splashbacks, radiator, renewed tiled flooring and door to landing

#### **REAR GARDEN:**

A paved patio leads from lounge, stepping stones give access to rear, private dining area, canopy-style greenery leads to:

#### **SINGLE GARAGE: 19'9 x 8'11: (Please check the suitability for your own vehicle use)**

PVC double glazed window to rear, up and over garage 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)

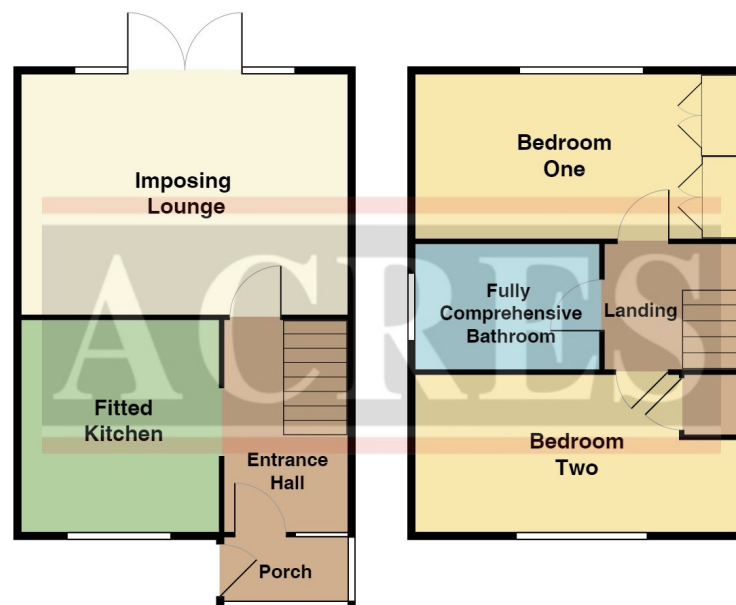
**COUNCIL TAX BAND:** C

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

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



Brailles Drive, Sutton Coldfield, B76 2UW



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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.