

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Well-proportioned, four bedroomed detached family home
- * En-suite shower room to master bedroom
- * Recently refitted family bathroom
- * Refurbished lounge to rear
- * Fitted kitchen and utility
- * Extended dining room and rear family room
- * Multivehicular tarmac drive having single garage
- * Private and mature rear garden with workshop
- * Motivated seller
- * Set in a central, sought after position



18 DOVEY DRIVE, WALMLEY, B76 1YW ~ Offers around £450,000

Impressively positioned within a cul-de-sac location in Walmley, this well-proportioned, four bedroomed, freehold, extended and detached family home offers opportunity for further conversion, redevelopment and modernisation, subject to the necessary planning permissions. The property is ideally situated for sought-after local schools and daily essential shopping facilities can be obtained locally in Walmley village and Wylde Green. Readily available bus services serve the Calder Drive estate and provide ease of commute to surrounding town centres. Benefitting from recently renewed gas central heating and PVC double glazing, (both where specified), a house alarm offers further security for prospective purchasers with the property currently briefly comprising: deep and welcoming entrance hall, doors lead to a fitted kitchen, utility, refurbished lounge, guest cloakroom / WC, garage and inner hall providing access into a dining room and family room with patio doors to garden. To the first floor, four well-proportioned bedrooms are offered with the master benefitting from ensuite shower room, all rooms are serviced by a family bathroom. Externally, a multivehicular tarmac drive leads to the accommodation, having a composite door and 70/30 split garage door, to the rear, paved patio advances to lawn with mature shrubs and bushes lining the perimeter, access is given into timber framed garden workshop. To fully appreciate the accommodation on offer, its scope for development and full personalisation, we highly recommend internal inspection.

Set back from the road behind a tarmac multivehicular drive with lawn to side, access is gained into the accommodation via a PVC double glazed obscure composite door into:

DEEP & WELCOMING ENTRANCE HALL: Doors give access to lounge, inner hall, fitted kitchen, guest cloakroom / WC, garage and utility, stairs off to first floor, radiator.

LOUNGE: 13'3 x 11'7: PVC double glazed window to rear, radiator, gas coal-effect fire set on a granite hearth having matching surround and mantel over, laminate flooring with coving to ceiling, door gives access back to hall.

FITTED KITCHEN: 12'1 x 8'5: PVC double glazed window to fore having an obscure glazed door to side, matching wall and base units with integrated dishwasher and fridge, recesses for Rangemaster oven having extractor canopy over, edged work surfaces with one and a half stainless steel sink drainer unit, radiator, tiled splashbacks and flooring, door gives access back to hall.

UTILITY: PVC double glazed window to fore, space for washing machine and dryer, cloaks storage, radiator and door back to hall.

GUEST CLOAKROOM / WC: Low level WC, door to hall.

INNER HALL: Space for free-standing American-style fridge / freezer, door back to entrance hall and access is given into:

DINING ROOM & EXTENDED FAMILY ROOM: 22'1 x 13'3 (max) / 8'2 (min): PVC double glazed window to side and sliding patio doors to rear, radiators, space for dining table, sofas and complimenting suite, access is given back into inner hall.

STAIRS & LANDING: PVC double glazed obscure window to side, doors lead to four bedrooms, bathroom and airing cupboard.

BEDROOM ONE: 13'0 x 10'4: PVC double glazed window to rear, fitted wardrobes, radiator, door to landing and to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising vanity WC, pedestal wash hand basin and shower with bi-folding glazed doors, radiator, tiled and panelled splashbacks, door to bedroom.

BEDROOM TWO: 10'4 x 9'4 (to wardrobe): PVC double glazed window to rear, radiator, fitted wardrobes and space for double bed, door to landing.

BEDROOM THREE: 10'3 x 8'3: PVC double glazed window to fore, radiator, door to landing.

BEDROOM FOUR: 9'10 x 7'2: PVC double glazed window to fore, radiator, door to landing.

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

REAR GARDEN: Paved patio leads from sliding doors into family room / dining area, space is provided for garden furniture and entertaining, lawn to side, further access is given into a store.

GARAGE: 17'4 x 7'8: **(Please check the suitability for your own vehicle use)** With metal 70:30 split doors opening to fore, electrical power and lighting is provided, access is given via a door into entrance hall.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



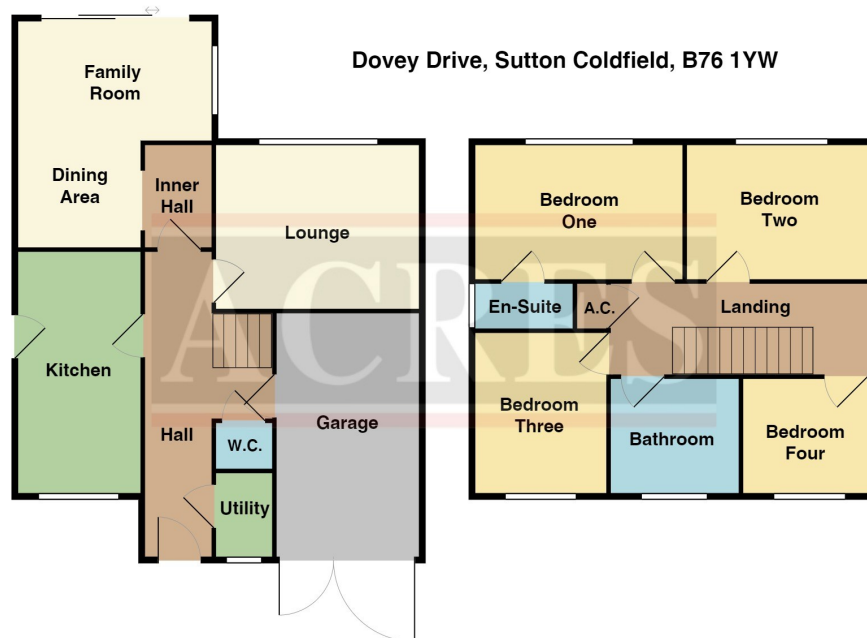
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		