

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Delightfully presented, freehold detached family home
- * Three impressively proportioned bedrooms
- * Master benefitting from en-suite shower room
- * Well appointed family bathroom
- * Imposing and cosy, lounge through dining area
- * Superb fitted breakfast kitchen
- * Guest cloakroom/WC
- * Private and well manicured rear garden
- * Multivehicular tarmac drive to side
- * Overlooking fields and rugby club to rear



36 SQUIRES CROFT, WALMLEY, B76 2RY ~ Offers in Excess of £385,000

An excellent opportunity presents itself within this impressively proportioned and tastefully decorated, three bedroomed, freehold and detached family home in Walmley, set off a modern and popular estate. The home's interior and exterior standard coincide with catchment for excellent educational opportunities for all ages, essential shopping amenities and access to green spaces around Walmley. Further comprehensive shopping facilities are found within a short drive into Minworth, Wyld Green and Sutton Coldfield, with ease of commute being established via one of the many, readily available bus services obtainable on Walmley Road. Overlooking a field to the rear and into the further distance, a Rugby club, the property's position provides potential for all prospective purchasers with a full view to complete personalisation. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), interior rooms briefly comprise: Welcoming entrance hall, superb and deceptively large fitted breakfast kitchen, guest cloakroom/WC and a sizeable family lounge with space for dining. To the first floor, three imposing bedrooms are offered, the master benefitting from en-suite shower room and all rooms being serviced by a well appointed family bathroom. Externally, a multivehicular tarmac drive to side leads into the accommodation set behind paving, to the back of the property, paving continues and advances to well manicured lawn, timber fencing lines and privatises the garden. To fully appreciate the accommodation on offer, we highly recommend internal inspection.

Set back from the road behind a multivehicular tarmac drive to side, a paved path gives access into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL: Having inset carpet well, doors lead to kitchen, lounge, under stairs storage and guest cloakroom / WC, radiator, tiled flooring, stairs off to first floor.

FITTED BREAKFAST KITCHEN: 12'0 x 11'2 (max): PVC double glazed window to fore, matching wall and base units with integrated dishwasher and oven, recesses for washing machine and freestanding fridge / freezer, roll edged work surfaces with tiled splashbacks, one and a half stainless steel sink drainer unit, four ring gas hob having extractor canopy over, tiled flooring, space for breakfast table, radiator, door to hall.

GUEST CLOAKROOM / W.C: Suite comprising low level WC and pedestal wash hand basin, radiator, space for storage, tiled floor, door to hall.

IMPOSING FAMILY LOUNGE / DINING AREA: 17'4 x 12'1: PVC double glazed patio doors lead to rear, radiator, space for lounge furniture including sofas and TV, space for dining table, door back to hall.

STAIRS & LANDING: Doors lead to three bedrooms and a well appointed family bathroom.

BEDROOM ONE: 11'8 x 11'1: PVC double glazed window to fore, built in sliding mirrored wardrobes, radiator, door to landing and to:

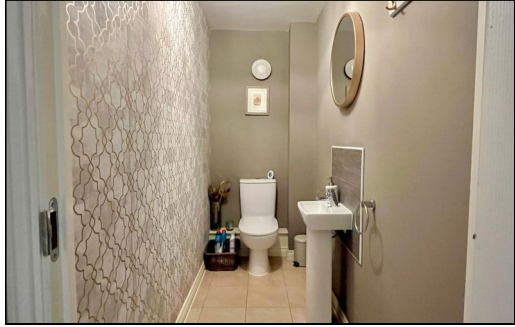
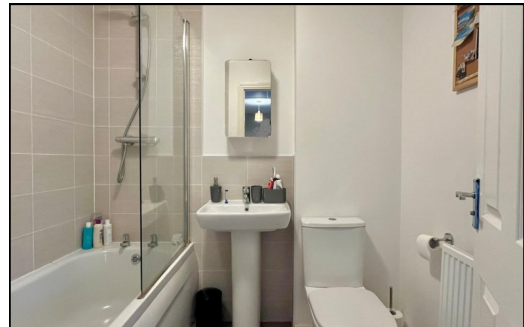
ENSUITE SHOWER ROOM: PVC double glazed obscure window to fore, suite comprising step-in shower cubicle having bi-folding glazed door to fore, low level WC and pedestal wash hand basin, radiator, door back to bedroom.

BEDROOM TWO: 10'9 x 10'7: PVC double glazed window to rear overlooking field and rugby club, space for double bed and fitted wardrobes, radiator, door to landing.

BEDROOM THREE: 10'4 x 6'7: PVC double glazed window to rear overlooking field and rugby club, built in wardrobe, radiator, door to landing.

FAMILY BATHROOM: Suite comprising bath having glazed splash screen to side, pedestal wash hand basin and low level WC, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Paved patio leads from dining room / lounge and advances to lawn, timber fencing lines the perimeters and gives access to a further rear patio area giving space for dining, timber side gate opens to a tarmac drive.



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)

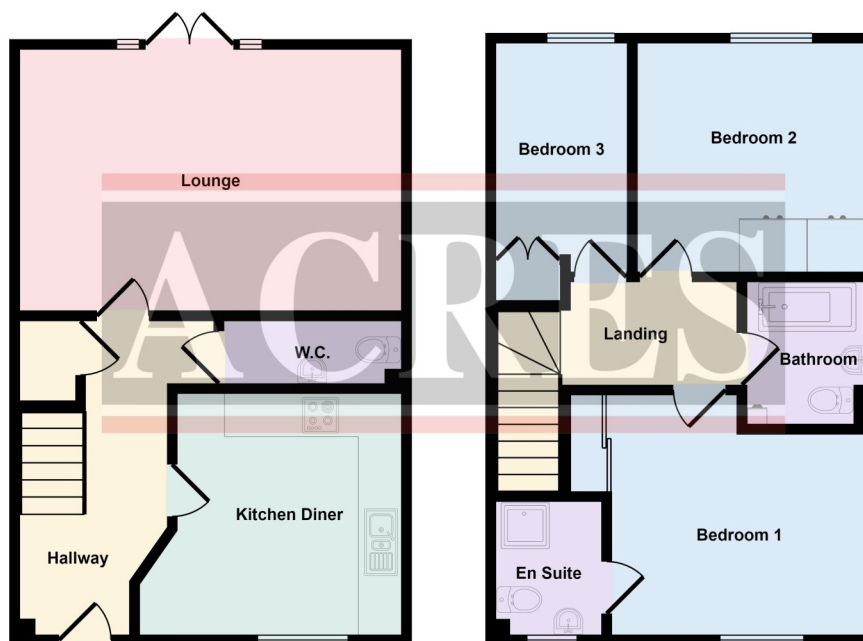
COUNCIL TAX BAND: E

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Approx Gross Internal Area
89 sq m / 953 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft

First Floor
Approx 44 sq m / 477 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		