



- \* Deceptively spacious, three bedroomed semi detached
- \* Fully comprehensive family bathroom
- \* Sizeable lounge through dining room
- \* Attractive rear conservatory
- \* Fitted family kitchen having inset American fridge/freezer space
- \* Substantial lean-to/garage and utility area
- \* Appealing garden overlooking Walmley & Erdington
- \* Multivehicular tarmac drive to fore
- \* Incredible scope for personalisation and improvement
- \* Sought-after, central estate



***48 ROSSLYN ROAD, WALMLEY, B76 1HF ~ Offers around £350,000***

Deceptively spacious from its initial exterior aspect, this impressively presented, freehold, three bedroomed semi-detached family home sits on an enviable plot in a sought-after location of Walmley, close to well-regarded schooling for all ages. Local amenities are found in abundance to the property's position, having daily essentials including pharmacies, cafes and a sprinkling of public houses all available within a short walk. Access to surrounding towns and city centre locations is made easy via one of the many, readily available bus services on Eachelhurst Road. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), incredible scope is offered for full personalisation, conversion and redevelopment to a prospective purchaser. Currently the home briefly comprises: deep and welcoming entrance hall having doors radiating to understairs storage, fitted family kitchen and a open-plan dining area through lounge, glazed double doors open into a rear conservatory providing access to garden, a single door leads from kitchen into lean-to/garage with opportunity for utility. To the first floor, three well-proportioned bedrooms are found, with the master and second bedroom having fitted wardrobes, all of which are serviced by a fully comprehensive, family bathroom. Externally, a multivehicular drive leads into the accommodation, and to the rear, paved patio advances to lawn. To fully appreciate the delightful home on offer, its opportunity for extension and renovation, we highly recommend internal inspection.

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

#### **ENTRANCE HALL:**

Door to understairs storage having PVC double glazed window to fore, further doors open to kitchen and dining area / family lounge, stairs off to first floor, radiator.

#### **FAMILY LOUNGE THROUGH DINING AREA: 25'2 x 13'5 (max):**

PVC double glazed bay window to fore, radiators, recess for fire having tiled hearth with matching surround and period mantel over, door to hall and glazed double doors open to:

#### **REAR CONSERVATORY:**

PVC double glazed windows to rear having patio doors to middle, radiator, glazed double doors open to lounge.

#### **FITTED KITCHEN: 11'8 x 7'3:**

PVC double glazed windows to rear, matching wall and base units with integrated oven having grill over, roll edged work surfaces with one and a half stainless steel sink drainer unit, four ring electric hob having extractor canopy over, wall recess for free-standing American-style fridge / freezer, door to hall and door to:

#### **UTILITY AREA / GARAGE: 30'5 x 6'11: (Please check suitability for your own vehicle use)**

Having up and over garage door to fore, plumbing for washing machine and further white goods, stainless steel sink unit and glazed door gives access to rear, door back to kitchen.

#### **STAIRS & LANDING TO FIRST FLOOR:**

PVC double glazed obscure window leads to fore, access is given to three bedrooms and a fully comprehensive family bathroom.

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

PVC double glazed window to rear, fitted full-length wardrobes, radiator, space for double bed, door back to landing.

#### **BEDROOM TWO: 13'9 (into bay) x 10'0 (max):**

PVC double glazed bay window to fore, built-in wardrobes, radiator, space for double bed, door back to landing.

#### **BEDROOM THREE: 12'5 x 7'4:**

PVC double glazed window to rear, radiator, door back to landing.

#### **DUAL ASPECT FAMILY BATHROOM:**

PVC double glazed obscure dual aspect windows to fore and to side, suite comprising fitted corner-style bath, pedestal wash hand basin, low level WC and shower cubicle with glazed splash screen door, tiled splashbacks, radiator, door back to landing.

#### **REAR GARDEN:**

Gravel leads from utility and conservatory and advances to lawn, timber fencing lines the perimeters.



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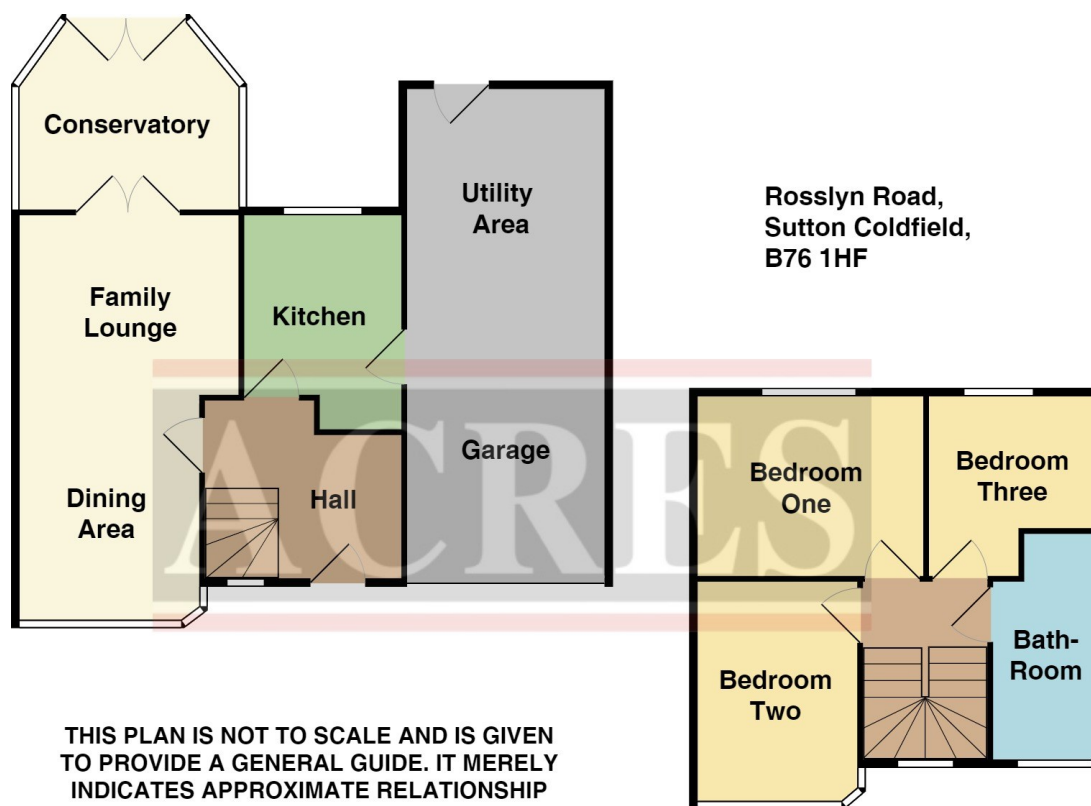
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

**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		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		