

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Beautifully presented three bedroomed semi detached
- \* Appealing family shower room
- \* Imposing yet cosy lounge with sliding doors to rear
- \* Fitted family kitchen having cottage/stable style door
- \* Attractive dining room with understairs storage
- \* Converted family room with airing cupboard
- \* Guest cloakroom/WC and entrance hall
- \* Multivehicular, block paved drive to fore
- \* Superb, landscaped rear garden lined with timber sleepers
- \* Set in an excellent, sought-after position



***17 GALTON CLOSE, ERDINGTON, B24 0QH ~ Offers Around £300,000***

A charming & most spacious accommodation is offered within this three bedroomed, freehold, semi detached family home on the border of Erdington & Walmley, benefitting from modern & contemporary internal & external decoration. Situated in an enviable position, the home's proximity to well-regarded schooling for all ages provides convenience & peace of mind. Just a stone's throw from daily essential shopping amenities, further comprehensive facilities can be obtained via a short drive into Walmley, Wylde Green, Erdington & Minworth with readily available bus services being secured upon Eachelhurst Road & providing ease of commute to surrounding towns & city centre locations. Local parks, green spaces & even a golf course are all offered upon the main road & create opportunity for entertainment & socialising. Benefitting from the provision of gas central heating & PVC double glazing, (both where specified), the delightful accommodation boasts an upgraded, landscaped rear garden, converted family room & even a cottage kitchen door to blend style & comfort throughout. Briefly comprising: entrance hall, guest cloakroom/WC, considerable lounge having sliding patio doors to rear, access is given into a dining room with single doors opening to a fitted family kitchen & converted, side family room. To the first floor, three well proportioned bedrooms are offered, the third currently being used as a walk-in wardrobe, all rooms are served by an attractive, well appointed shower room. Externally, a multivehicular & block paved drive leads to the property, to the rear, paved patio advances to the sides of the garden having lawn to centre, raised timber bedding housing seasonal plants & integral spot lighting provide ambience, access back into the accommodation is granted via a PVC double glazed obscure door to family room, cottage door to kitchen & sliding doors into lounge. To fully appreciate the standard on offer within, as well as true living proportions, we highly recommend internal inspection.

Set back from the road behind a block-paved, multivehicular drive, access is gained into the accommodation via a PVC double glazed obscure door giving access into:

**ENTRANCE HALL:** Doors give access to guest cloakroom / WC and lounge, radiator, PVC double glazed obscure door back to fore.

**GUEST CLOAKROOM / WC:** PVC double glazed obscure window to fore, suite comprising low level WC and floating wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

**FAMILY LOUNGE: 15'3 x 12'4 (max);** PVC double glazed sliding patio doors lead to rear, further doors to under-stairs storage and to entrance hall, vertical radiator, stairs off to first floor and access is given into:

**DINING ROOM: 10'9 x 8'1:** PVC double glazed bow window to fore, door to under-stairs storage, kitchen and family room, radiator, access is given back to lounge.

**FITTED FAMILY KITCHEN: 10'8 x 6'8:** PVC double glazed window to rear, matching Shaker-style wall and base units with integrated fridge / freezer, dishwasher, washing machine and oven, roll edged work surfaces having stainless steel sink drainer unit and four ring gas hob with extractor canopy over, tiled splashbacks, a PVC double glazed obscure cottage-style door opens to rear garden and internal door gives access back to dining area.

**FAMILY ROOM: 15'9 x 7'8:** PVC double glazed window to fore, radiator, PVC double glazed obscure door leads to rear garden, door to airing cupboard, further door leads to dining room.

**STAIRS & LANDING:** PVC double glazed window to fore, doors open to three bedrooms and a family shower room.

**BEDROOM ONE: 15'3 x 11'9 (max) / 8'9 (min):** PVC double glazed window to rear, radiator, access to a dressing area having opportunity for built-in wardrobes, radiator, door to landing.

**BEDROOM TWO: 11'0 x 6'7:** PVC double glazed window to fore, radiator, space for double bed, door to landing.

**BEDROOM THREE: 8'6 x 7'6:** PVC double glazed window to rear, fitted wardrobe units, radiator, door to landing.

**FAMILY SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising step-in shower cubicle having glazed curved splash screen to side, low level WC and floating wash hand basin, ladder-style radiator, tiled splashbacks and flooring, door to landing.

**REAR GARDEN:** A landscaped rear garden is provided having patio leading to side, raised timber bedding having inset spotlights providing ambience throughout, space for dining set to rear, access is given back into the accommodation via a PVC double glazed obscure cottage-style door to kitchen and obscure door to family room, PVC double glazed sliding patio doors open to lounge.



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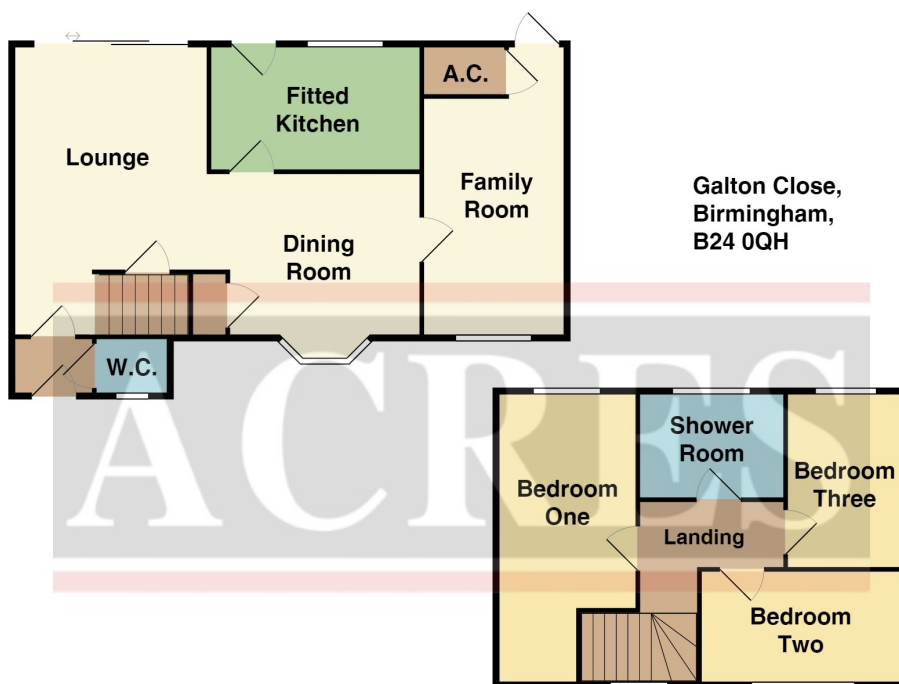
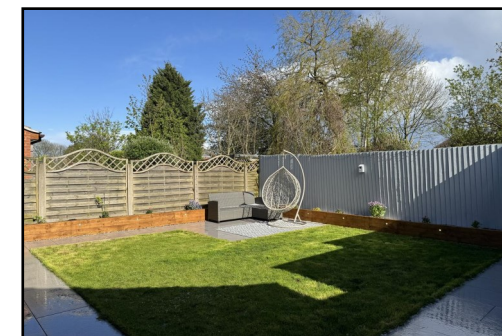
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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.