

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Tastefully extended, three bedroomed semi detached
- \* Fully comprehensive family bathroom
- \* Attractive and cosy lounge with bay window
- \* Extended rear family room leading to dining
- \* Enlarged, fitted breakfast kitchen
- \* Sizeable garage through utility space
- \* Delightful and captivating rear garden
- \* Multivehicular tarmac drive
- \* Vast opportunity presented within (stpp)
- \* Close to well-regarded schooling



***217 WALMLEY ROAD, WALMLEY, B76 2PN ~ Offers around £400,000***

A truly delightful accommodation is offered within this three bedroomed, semi detached, freehold and extended family home set upon an enviable plot in the heart of Walmley, providing incredible scope and opportunity for further extension & conversion (subject to the necessary planning permissions). Boasting deceptively large living quarters throughout, full personalisation is offered to prospective purchasers and provides in combination with Walmley's vibrant social scene, a home suitable for all future occupants. Walmley hosts a number of daily essential shopping amenities including food stores and a Post Office, further comprehensive shopping can be found within a short drive to Minworth, Wylde Green and Sutton Coldfield. Readily available bus services are obtainable directly adjacent to the property's position, providing ease of commute to surrounding towns and city centre locations, excellent education opportunities for all ages benefit the local area. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), and a house alarm, internal rooms currently briefly comprise: Porch, deep and welcoming entrance hall having doors advancing into: an appealing family lounge with bay window to fore, a rear family room leading to an extended dining area, and a delightful, enlarged fitted breakfast kitchen. To the first floor, three well-proportioned bedrooms are offered with both the master and second boasting fitted wardrobes, an attractive fully comprehensive bathroom serves all rooms. Externally, a multivehicular tarmac drive provides a charming and inviting aspect to fore, access is given to a considerable garage/utility space, to the rear, paved patio leads from dining room and progresses onto a well manicured lawn with mature shrubs and bushes lining the perimeter. To fully appreciate the accommodation on offer, its vast scope and proportions, we highly recommend internal inspection.

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

**PORCH:** Tiled flooring and an obscure glazed wooden door opens into:

**ENTRANCE HALL:** PVC double glazed obscure window leads to garage, doors open to dining room / family room, lounge and garage, a glazed door opens to kitchen, double doors to under stairs storage, radiator, stairs off to first floor.

**FAMILY LOUNGE: 14'1 (into bay) x 12'0 (max):** PVC double glazed bay window to fore, gas coal-effect fire set on a granite hearth having matching surround and mantel over, radiator, door back to hall.

**REAR FAMILY ROOM: 21'5 (through dining area) x 12'0 (max) / 11'11 (min):** Gas fire on a tiled and brick hearth having brick surround, radiator, door to hall and access is given into:

**DINING AREA: 10'7 x 8'6:** PVC double glazed sliding patio doors to rear garden, radiator, access is given back to family room and a bi-folding door opens to:

**EXTENDED FITTED BREAKFAST KITCHEN: 17'4 x 12'9 (max) / 5'5 (min):** PVC double glazed windows to rear, matching wall and base units having a variety of cupboards, drawers and glazed eye-level units, recesses for fridge and New World cooker having gas hob and extractor canopy over, roll edged work surfaces with stainless steel sink drainer unit, space for fridge / freezer, boiler, tiled splashbacks and flooring, radiator, bi-folding door opens back to dining room, glazed door opens to entrance hall.

**STAIRS & LANDING:** PVC double glazed obscure window to side, access to boarded loft space, doors lead to three bedrooms and a fully comprehensive family bathroom.

**BEDROOM ONE: 14'8 (into bay) x 8'10:** PVC double glazed bay window to fore, fitted sliding mirrored wardrobes, radiator, door to landing.

**BEDROOM TWO: 12'11 x 8'11:** PVC double glazed window to rear, fitted wardrobes, radiator, door to landing.

**BEDROOM THREE: 9'0 x 6'10:** PVC double glazed window to fore, radiator, door to landing.

**FULLY COMPREHENSIVE FAMILY BATHROOM:** PVC double glazed obscure windows to side and to rear, suite comprising bath, pedestal wash hand basin, low level WC and step-in shower cubicle with glazed splash screen door, radiator, tiled splashbacks and flooring, door to landing.

**GARAGE / POTENTIAL UTILITY AREA: 34'10 x 23'7 (max) / 9'10 (min):** **(Please check the suitability for your own vehicle use)** Glazed window to side and a PVC double glazed obscure door opens to rear garden, up and over garage door to fore, door to WC having low level WC within, edged work surfaces with stainless steel sink and double drainer, recess and plumbing below for washing machine, door back to entrance hall.

**REAR GARDEN:** A paved patio advances to well manicured lawns, a variety of shrubs and bushes line the perimeters, access is given back into the property via PVC double glazed sliding doors to dining area and an obscure glazed door to utility / garage.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



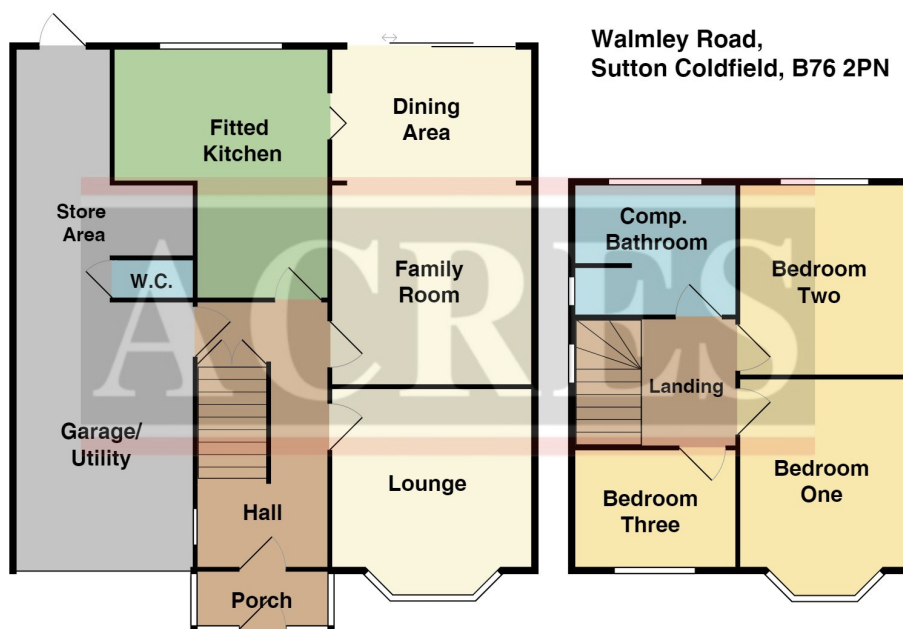
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

**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	67 D	
39-54	E		
21-38	F		
1-20	G		