

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- * Tastefully extended, three bedroomed, semi-detached family home
- * Master benefitting from built-in wardrobes, second enjoying dual aspect
- * Superb family bathroom
- * Imposing family lounge having bow window to fore
- * Attractive rear conservatory
- * Study / office
- * Superb fitted breakfast kitchen
- * Guests cloakroom / WC
- * Multi vehicular block paved drive to fore
- * Set in a popular, central & sought-after position in Walmley



39 TURCHILL DRIVE, WALMLEY, B76 1UF ~ Offers in the Region of £365,000

Delightfully presented and enviably positioned upon the ever sought-after, Oak'n'Ash estate, this impressively proportioned, tastefully extended and decorated, three bedroomed, freehold, semi detached family home sits deceptively from its initial exterior aspect, providing generous living quarters for a plethora of prospective purchasers. Within walking distance to excellent educational opportunities for all ages, shopping facilities are available and provide ease of access to daily essential amenities, further comprehensive shopping can be obtained via a short drive into Wylde Green, Sutton Coldfield and The Fort. Public parks and open green spaces are scattered throughout the Oak'n'Ash, with readily available bus services facilitating effortless commute to surrounding towns and city centre locations. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), converted and modernised space has created a truly beautiful home with the internal rooms currently briefly comprising: Entrance hall, study/office, further doors open to an imposing family lounge having bow window to fore, a superb fitted breakfast kitchen advances into a dining room with guest cloakroom/WC off, double doors open from the kitchen and lead into a rear conservatory. To the first floor, three double bedrooms are offered, the master boasting built-in sliding wardrobes and the second enjoying dual aspect, all rooms are serviced by a family bathroom. Externally, a multivehicular block paved drive leads into the accommodation via a PVC double glazed, composite door; to the rear, paved patio gives space for dining and advances into lawn with timber fencing lining the perimeters. To fully appreciate the accommodation on offer, together with improvements and proportions, we highly recommend internal inspection.

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

ENTRANCE HALL: Stairs off to first floor, doors lead to office and:

FAMILY LOUNGE: 13'4 x 10'2: PVC double glazed bow window to fore, radiator, electric wall-mounted fire having log-effect and living-flame behind, door to hall and into:

FITTED BREAKFAST KITCHEN: 21'10 (through dining area) x 9'3: PVC double glazed window leading to conservatory having double doors to side, matching hi-gloss wall and base units with integrated dishwasher, fridge / freezer, washing machine and oven, edged work surfaces with inset four ring electric induction hob and extractor canopy over, sink drainer unit, tiled and Perspex splashbacks, seating to a breakfast bar, door back to lounge and access is given into:

DINING AREA 13'11 x 7'7: PVC double glazed patio doors lead to rear garden, space for dining table, radiator, access is given to breakfast bar and to kitchen, door opens to:

GUEST CLOAKROOM / W.C: Integrated low level WC and wash hand basin, ladder style radiator, tiled splashbacks, door back to dining room.

REAR CONSERVATORY: 12'8 x 9'6: PVC double glazed windows to rear having patio doors leading to patio, double doors give access back into kitchen.

STAIRS & LANDING: Doors open to three bedrooms, a family bathroom and storage.

BEDROOM ONE: 13'2 x 10'2 (max) / 9'4 (min): PVC double glazed windows to fore, built-in sliding wardrobes, recess for dressing area, radiator and door to landing.

DUAL ASPECT BEDROOM TWO: 16'1 x 7'8: PVC double glazed windows to fore and to rear, radiator, door to landing.

BEDROOM THREE: 11'2 x 6'7 (max): PVC double glazed window to rear, radiator, recess for wardrobe, door to landing.

BATHROOM: PVC double glazed obscure window to rear, P-shaped bath with glazed splash screen to side, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN: Paved patio leads from dining area and conservatory and leads to lawn, timber fencing lines the perimeters.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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:

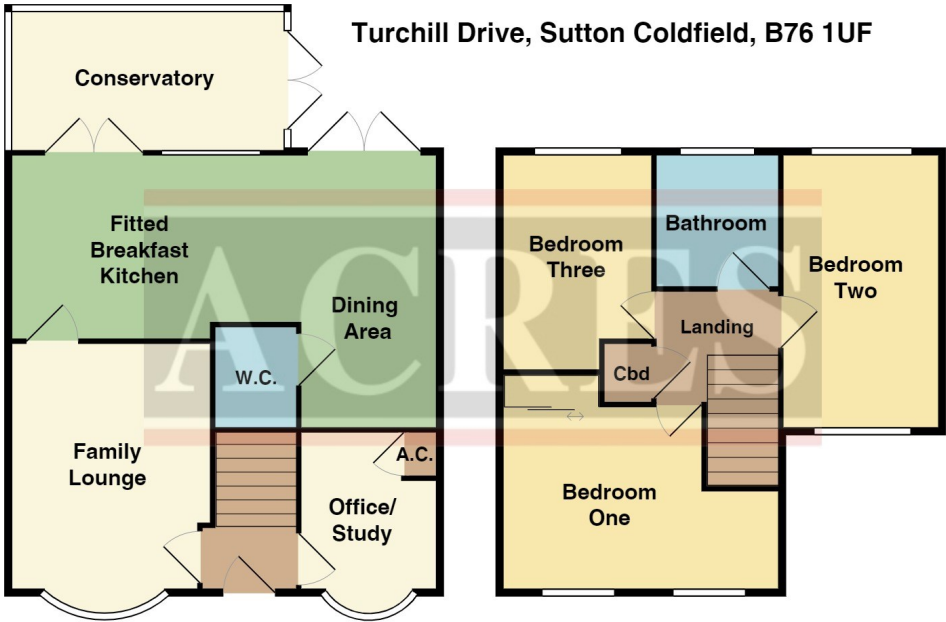
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FIXTURES & FITTINGS:

As per sales details.

VIEWING:

Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 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.