

# ACRES

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



- \* Superbly presented, two bed roomed semi detached
- \* Built-in wardrobes and complimenting suite to master
- \* Recently refitted shower room
- \* Delightful & imposing family lounge
- \* Stunning & considerable, fitted breakfast kitchen
- \* Appealing guest cloakroom/WC
- \* Multivehicular block paved drive to fore
- \* Attractive rear patio and lawn suitable for entertaining
- \* Set in an admired position of Sutton Coldfield
- \* High internal standards



***1 OAK WAY, WALMLEY, B76 2PG ~ Offers around £270,000***

Tremendously well presented and having been tastefully redecorated since its tenure, this deceptively spacious, freehold and modern two bedroomed semi detached family home is situated upon a sought-after, central estate in Walmley in close proximity for excellent educational opportunities. Walking distance to New Hall Valley offering open green spaces and walks, local shopping amenities and facilities are offered in the area and boast a variety of daily essentials, cafes, health & beauty stores, as well as a public house. Commuter links are in abundance, and can be accessed via one of the many readily available bus services in Walmley, providing ease of access into surrounding towns and city centre locations. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), the calming ambience of the home together with its desirable position, completes the home's attractiveness and shall appeal to a wide variety of prospective purchasers. Currently the property briefly comprises: an imposing family lounge having fitted, understairs storage, door to an inner hall providing access into guest cloakroom/WC, & a superb, renewed and high gloss family kitchen having seating to a breakfast bar and a patio door to rear. To the first floor, two double bedrooms are offered with the master benefitting from built-in wardrobes and complimenting suite, all rooms are serviced by a recently refitted and delightful shower room. Externally, a multivehicular block paved drive leads into the accommodation, to the rear, paved patio advances into lawn having timber fencing to perimeters & provides further patio at the back of the garden, suitable for dining, as well as entertaining. To fully appreciate the home on offer, its interior standards together with unassuming proportions, we highly recommend inspection.

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

**FAMILY LOUNGE: 15'5 x 13'4 (max) / 9'1 (min):**

PVC double glazed window to fore, electric log-effect stove fire set on a granite hearth having matching surround and period mantel over, integrated under-stairs storage, radiator, stairs off to first floor and door leads into:

**INNER HALL AREA:**

Access is given into a considerable fitted breakfast kitchen and:

**GUEST CLOAKROOM / WC:**

Suite comprising corner wash hand basin and low level WC, radiator, tiled splashbacks, door back to inner hall.

**FITTED BREAKFAST KITCHEN: 15'0 x 7'11:**

PVC double glazed windows to rear having patio door to side, matching hi-gloss wall and base units with integrated dishwasher, fridge / freezer and oven, recesses for washer/dryer, edged work surfaces with four ring electric induction hob having extractor canopy over, one and a half sink drainer unit, matching upstands, seats to a breakfast bar, radiator, access back to inner hall.

**STAIRS & LANDING:**

PVC double glazed window to side, doors to two bedrooms, a family shower room and airing cupboard.

**BEDROOM ONE: 12'0 x 9'11:**

PVC double glazed windows to fore, built-in wardrobes having complimenting suite, radiator, door to landing.

**BEDROOM TWO: 11'10 x 8'11 (max):**

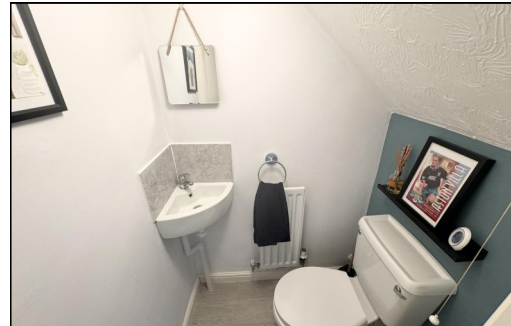
PVC double glazed window to rear, radiator, door to landing.

**FAMILY SHOWER ROOM:**

PVC double glazed obscure window to rear, suite comprising a renewed step-in shower cubicle having glazed splash screens to side, vanity wash hand basin and low level WC, tiled splashbacks, ladder style radiator, door back to landing.

**REAR GARDEN:**

Printed paved patio leads from the property and advances to lawn, having further patio to the rear of the garden suitable for entertaining, access is gained back into the property via PVC double glazed door into kitchen.



**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)

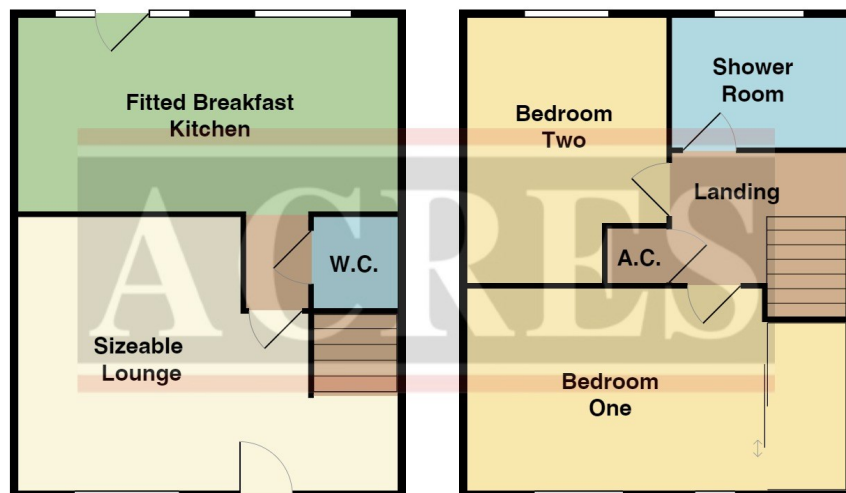
**COUNCIL TAX BAND:** C

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

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



Oak Way, Sutton Coldfield, B76 2PG



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		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		