

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Incredibly composed, three bedroomed detached family home
- * All rooms having fitted wardrobes and master with en-suite
- * Superb fully comprehensive family bathroom
- * Imposing lounge with bay window to fore
- * Sizeable fitted breakfast kitchen through dining room
- * Delightful rear conservatory
- * Guest cloakroom/WC & entrance hall
- * Single garage with plumbing and electric within
- * Multivehicular block paved drive to fore
- * Private and exceptionally maintained rear garden
- * No upward chain



7 WHICHFORD CLOSE, SUTTON COLDFIELD, B76 1WQ ~ Offers around £425,000

A beautiful example of an incredibly well-maintained, traditional & freehold, detached family home located on an enviable plot in Sutton Coldfield, boasting imposing internal living proportions throughout & having the added benefit of no upward chain. Meticulous attention to detail together with noticeable care in every aspect of the home, is testament to the current vendors' pride & honour over a lengthy ownership. Walking distance to excellent educational opportunities for all ages, readily available bus services are obtainable on Penns Lane & provide ease of commute to surrounding town & city centre locations including Birmingham city centre, Walmley & Wylde Green, indeed, offering a plethora of daily essential shopping amenities & facilities. Walmley features a golf course, library & access to open green spaces, further comprehensive retail therapy & shopping is available in Wylde Green. Benefitting from a recently refitted boiler and renewed PVC double glazing (where specified), scope for personalisation & conversion/extension through clever remodelling of the home ensures opportunity for all prospective purchasers. Briefly comprising: Entrance hall, considerable lounge having bay window to fore & double doors open to an attractive, fitted breakfast kitchen through dining room, glazed sliding doors lead to a rear conservatory, the ground floor accommodation is completed by a guest cloakroom/WC. To the first floor, 3 double bedrooms are offered, all of which flaunt built-in wardrobes & the master extending into an en-suite shower room, all rooms are serviced by a superb, fully comprehensive family bathroom. Externally, a multivehicular block paved drive leads to the home having ornamental garden to side, potential is given for extension of the drive and leads into a single garage having plumbing & electric. To the rear, paving advances from the garage & conservatory & provide access to lawn having mature shrubs, bushes & trees lining the perimeter. EPC TBC.

Set back from the road behind a multi vehicular block paved drive with gravel and opportunity for extension to side, access is gained into the accommodation via a PVC double glazed obscure door with windows to side into:

ENTRANCE HALL: Internal doors open to guest cloakroom / WC and considerable family lounge, radiator, stairs off to first floor.

FAMILY LOUNGE: 17'0 (into bay) x 13'0 (max): PVC double glazed leaded bay window to fore, pebble-effect decorative fire surround set on a granite hearth having matching surround and period mantel over, radiators, single door back to entrance hall and double doors open to:

FITTED BREAKFAST KITCHEN THROUGH DINING AREA: 16'4 x 11'4: PVC double glazed leaded windows to rear garden, matching Shaker-style and washed wall and base units with integrated fridge, freezer, dishwasher and oven with grill over, edged tiled work surfaces with four ring electric hob having extractor canopy over, sink drainer unit, tiled splashbacks, PVC double glazed obscure door to side, space for dining table, double doors back to lounge, double glazed sliding doors open to:

REAR CONSERVATORY: 9'5 x 8'8: Double glazed leaded windows to rear garden, radiator, double doors open to rear patio and double glazed sliding doors open back to dining room / kitchen.

GUEST CLOAKROOM / W.C: PVC double glazed obscure leaded window to fore, suite comprising low level WC and pedestal wash hand basin, tiled splashbacks, radiator, door to hall.

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

BEDROOM ONE: 11'1 x 9'3: PVC double glazed leaded window to rear, built-in wardrobes with complimenting bedroom suite, radiator, door to landing and to:

ENSUITE SHOWER ROOM: PVC double glazed obscure leaded window to rear, suite comprising step-in shower cubicle with glazed bi-folding door, low level WC and pedestal wash hand basin, radiator, tiled splashback, door back to bedroom.

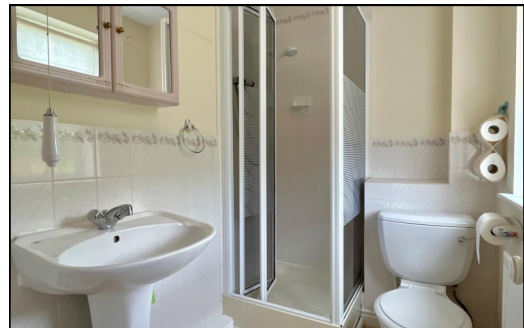
BEDROOM TWO: 13'1 x 9'3 (max into door recess) / 7'10 (min): PVC double glazed leaded window to fore, radiator, fitted wardrobe, recess for door back to landing.

BEDROOM THREE: 9'9 x 8'2: PVC double glazed leaded window to fore, fitted wardrobe, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure leaded window to fore, suite comprising bath, step-in shower cubicle, vanity wash hand basin and low level WC, radiator, tiled splashbacks, door to storage and to landing.

REAR GARDEN: A paved patio leads from the accommodation and gives access to lawn, mature shrubs and bushes line the perimeter and privatise the accommodation. The garden has the additional benefit of dual access via gates on both sides of the property and access is gained back into the property via double glazed leaded doors into conservatory and a single door into:

GARAGE: 18'8 x 8'5: (Please check the suitability for your own vehicle use) Up and over garage door to fore, plumbing for white goods and electricity access, opportunity for conversion and redevelopment.



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)

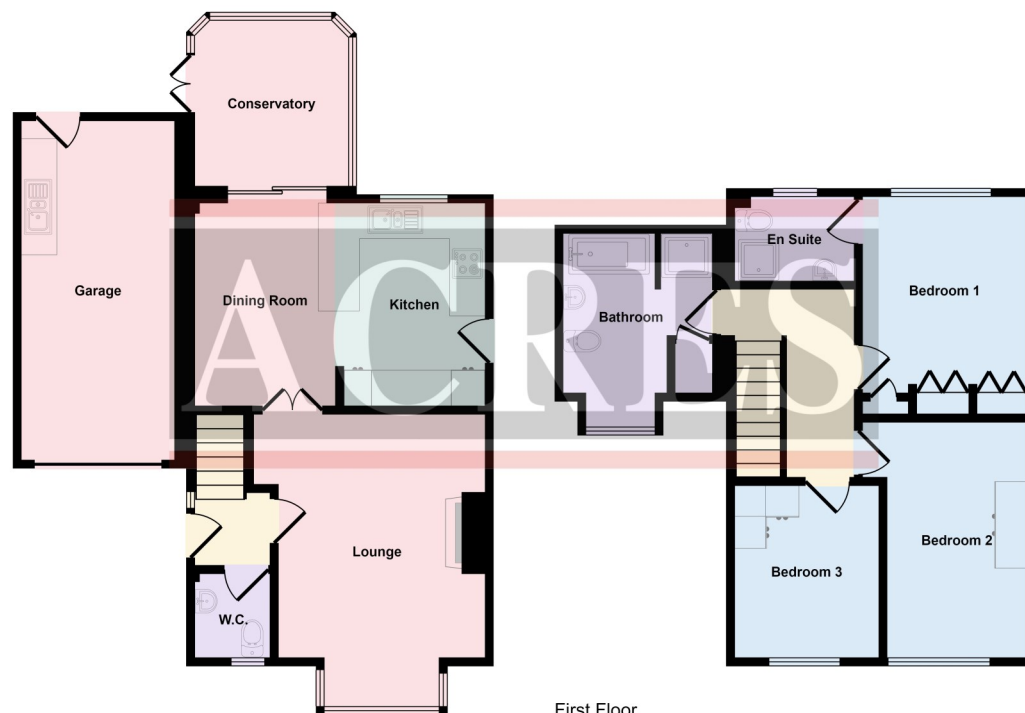
COUNCIL TAX BAND: E

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Approx Gross Internal Area
112 sq m / 1202 sq ft



First Floor
Approx 47 sq m / 509 sq ft

Ground Floor
Approx 64 sq m / 692 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.