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



- NO ONWARD CHAIN
- Share of freehold
- Two bedroomed, first floor maisonette
- Fully comprehensive bathroom
- Spacious lounge with dining space
- Fitted breakfast kitchen
- Single garage to rear
- Rear garden
- Close to local amenities
- Excellent potential for loft conversion (STPP)





SPRINGFIELD ROAD, WALMLEY, B76 2SY - OPEN TO OFFERS £200,000

Occupying a sought after position in Sutton Coldfield, overlooking attractive open fields, this spacious two bedroomed, first floor maisonette offers deceptively generous accommodation and excellent potential for personalisation and conversion (subject to necessary permissions and approvals). Offered for sale with no onward chain, the property is ideally situated within walking distance of a wealth of amenities in Walmley and Sutton Coldfield, including everyday shopping facilities, well regarded schooling and readily available bus services, providing convenient access to surrounding town and city centre locations. Boasting impressive internal proportions throughout, this delightful home presents an excellent opportunity for a variety of prospective purchasers seeking spacious accommodation with scope to make their own. Benefitting from gas central heating and PVC double glazing (both where specified), internal rooms briefly comprise an entrance porch, hallway with stairs rising to a substantial first floor landing, a generous family lounge with ample space for dining furniture, fitted breakfast kitchen and two well proportioned double bedrooms. The second bedroom offers potential for the installation of a staircase to facilitate a loft conversion (subject to necessary permissions and approvals), whilst a comprehensive family bathroom completes the internal accommodation. Externally, the property is approached via a shared pathway, which borders a fore garden for which there are no maintenance or cost requirements, with further side access leading to a private rear garden and a single garage with parking. With its generous accommodation, attractive outlook and exciting potential, internal inspection is highly recommended to fully appreciate the opportunity on offer. EPC Rating C.

Set back from the road behind a paved pathway, lawns together with mature shrubs and bushes line and privatise the home's position with access being given into the home via a PVC double glazed, obscure door into:

PORCH: An obscure glazed, stained glass door opens into:

ENTRANCE HALL: Space is provided for storage, an obscure glazed door opens to side access, stairs lead to first floor.

STAIRS & LANDING: PVC double glazed obscure window to side, glazed obscure doors open to a family lounge through dining space and a fitted breakfast kitchen, two double bedrooms, a fully comprehensive bathroom and storage, radiator.

FAMILY LOUNGE THROUGH DINING: 18'06 x 15'00 (through dining area) Max / 10'09 Min: PVC double glazed windows to rear, space for a complete lounge suite and dining table with chairs, radiator, gas fire, obscure glazed window and door to entrance hall, obscure breakfast windows lead to:

FITTED BREAKFAST KITCHEN: 10'09 x 10'07: PVC double glazed window to rear, matching wall and base units with recesses for washing machine, fridge/freezer and oven, roll edged work surface with one and a half sink drainer unit, extractor canopy over, tiled splashbacks, radiator, space for breakfast stalls to breakfast hatch, obscure glazed door back to landing.

BEDROOM ONE: 14'05 x 10'08: PVC double glazed window to fore, space for a double bed and complimenting suite, fitted wardrobes and central dressing area, radiator, door back to landing.

BEDROOM TWO: 11'03 x 7'09: PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door gives access to over stairs storage that is ripe for stairs to a sizeable loft space, door back to landing.

FULLY COMPREHENSIVE BATHROOM: PVC double glazed obscure window to side, suite comprising step-in shower with bifolding splash screen door, bath, low level WC and pedestal wash hand basin, radiator, tiled splash backs, door back to landing.

REAR GARDEN: Access via a shared paved path and located at the rear, predominantly laid to gravel with mature shrubs to perimeters, access is also given to:

SINGLE GARAGE: 15'01 x 8'02: (please check suitability for your own vehicle): Up and over garage door to fore, a timber door opens back to garden.















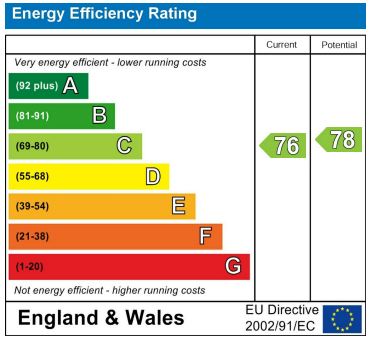
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Share of Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

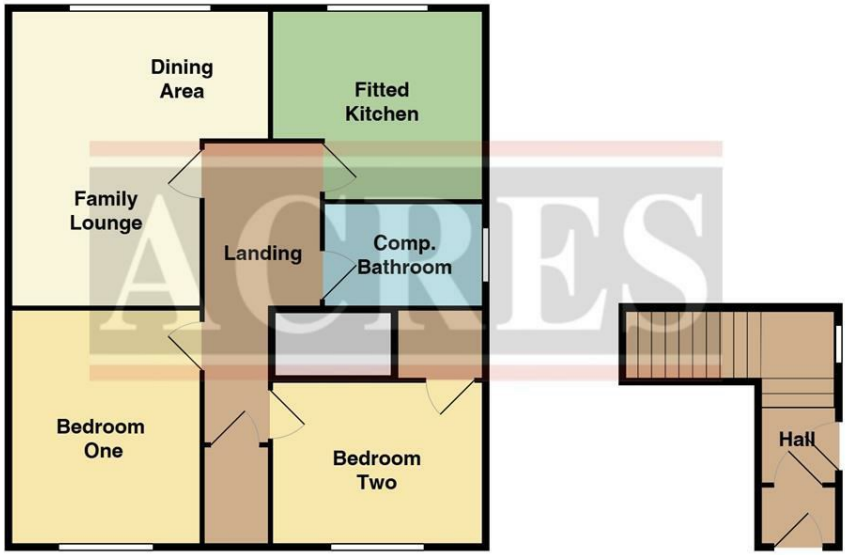
COUNCIL TAX BAND: B COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





Springfield Road, B76 2SY



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.