ACRES

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



- FULLY RENOVATED
- No onward chain
- Two bedroomed, semi detached home
- Delightful family bathroom
- Spacious lounge
- Refitted breakfast kitchen
- Conservatory with guest cloakroom/WC
- Single garage
- Multi-vehicle drive to fore
- Private and impressive rear garden





GANNAHS FARM CLOSE, WALMLEY, B76 2TF - O.I.R.O £300,000

FULLY RENOVATED THROUGHOUT – NO ONWARD CHAIN – TWO DOUBLE BEDROOMS: Situated in the heart of Sutton Coldfield, this beautifully renovated, two bedroomed, freehold, semi detached family home offers immaculate accommodation, ready for immediate occupation following successful purchase. Offered with no onward chain, the property is ideally positioned close to a wealth of amenities, including well-regarded schooling, public parks, everyday shopping facilities and readily-available bus services, providing excellent commuting links throughout the local area and beyond. Having undergone a comprehensive programme of renovation, this delightful home combines modern finishes with generous internal proportions, making it ideal for a variety of prospective purchasers. Benefitting from gas central heating and PVC double glazing (both where specified), internal accommodation briefly comprises an enclosed porch, spacious family lounge, renewed and fitted breakfast kitchen, and a rear conservatory with guest cloakroom/WC off. To the first floor are two impressively-proportioned double bedrooms, with the master boasting a walk-in wardrobe and useful over-stairs storage. A well-appointed family bathroom completes the accommodation. Externally, the home is approached via a block paved driveway with further parking to the side, leading to a single garage with electric roller door. To the rear, a delightful, private and secure garden offers a peaceful retreat, complemented by established borders and space for outdoor enjoyment. To fully appreciate the superb presentation and accommodation on offer, internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a block paved drive with further paved drive to side, access is gained into the accommodation via a PVC double glazed door into:

PORCH:
PVC double glazed windows to side, an obscure glazed door opens to:

FAMILY LOUNGE: 13'06 x 12'06:
PVC double glazed window to fore, space for complete lounge suite, radiator, stairs off to first floor, glazed door opens to:

FITTED BREAKFAST KITCHEN: 12'06 x 9'05:
Glazed windows and door open to rear conservatory, matching wall and base units with integral dishwasher and oven, roll edged work surface with sink drainer unit, four ring electric hob having extractor canopy over, tiled splashbacks, space for a breakfast table and for free-standing fridge / freezer, radiator, glazed door back to family lounge.

CONSERVATORY: 12'09 x 9'02:
PVC double glazed windows and French doors to rear, space for a family lounging suite, radiator, glazed doors to kitchen and to garage, further door opens to:

GUEST CLOAKROOM / WC:
PVC double glazed obscure window to rear, suite comprising low level WC and vanity wash hand basin, door opens back to conservatory.

STAIRS & LANDING TO FIRST FLOOR:
Doors open to two bedrooms and a family bathroom.

BEDROOM ONE: 9'09 x 9'04:
PVC double glazed window to fore, space for double bed and complementing suite, built-in over-stairs storage and built-in walk-in wardrobe area, radiator, door back to landing.

BEDROOM TWO: 12'06 x 6'07:
PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM:
PVC double glazed obscure window to side, suite comprising bath with shower screen door to side, low level WC and vanity wash hand basin, towel radiator, tiled splashbacks, door back to landing.

REAR GARDEN:
A paved patio advances from the accommodation and leads to lawn, mature trees and bushes line and privatise the home's border with a paved area providing dining and entertaining space, PVC double glazed French doors open back to conservatory.

GARAGE: 16'03 x 8'02: (please check suitability for your own vehicle):
Electric roller garage door to fore, space is provided for washing machine and dryer, glazed door back to conservatory.















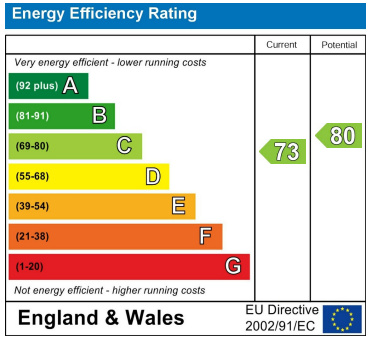
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

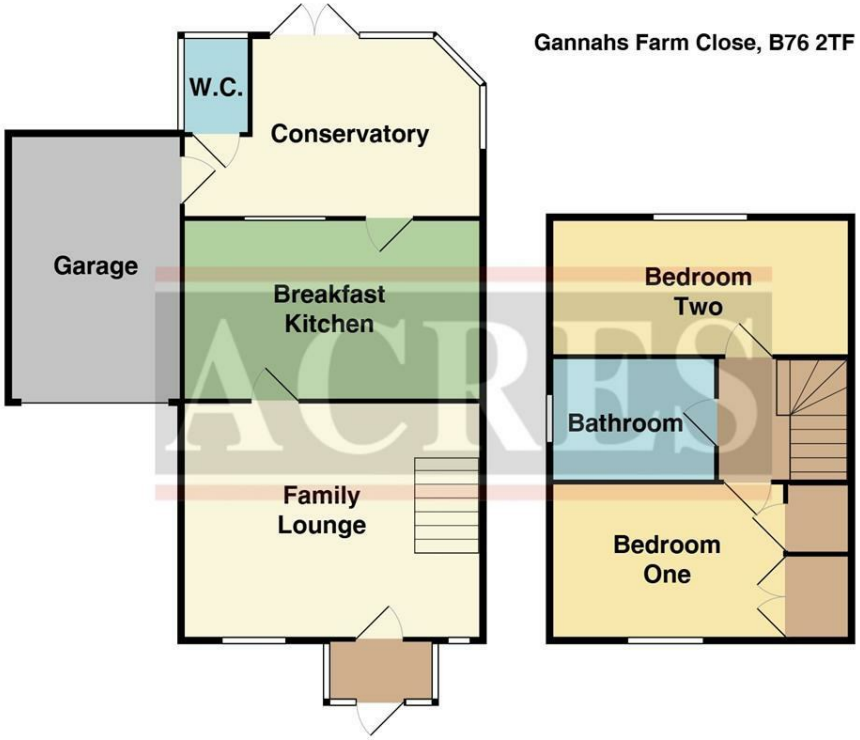
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C COUNCIL: Birmingham City Council

VIEWING: Highly 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.

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.