

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- No onward chain
- Five bedroomed, semi detached home
- Fully comprehensive family bathroom
- Downstairs shower room
- Well appointed lounge and dining room
- Recess for kitchen and utility
- Games room/converted garage
- Multivehicle drive to fore
- Rear garden
- Close to amenities



WALMLEY ASH ROAD, WALMLEY, B76 1HY - OFFERS OVER £435,000

This five bedroomed, semi detached, freehold family home in Walmley offers vast opportunity and potential within, with the added benefit of no onward chain. Walking distance to a range of amenities and facilities in Walmley and surrounding areas, immediate shopping facilities are provided onto Walmleys popular high street, with readily available bus services providing ease of commute out of the area. Well regarded schooling is provided nearby, as well as local public parks and green spaces. The home has started its redevelopment in the past 12 months with the home now being offered for sale, ready for a prospective purchasers own personal touch and taste. Benefitting from gas central heating and PVC double glazing (both where specified), internal rooms briefly comprise: porch, entrance hall, lounge, dining room, shower room, a kitchen area (kitchen currently not in situ), a side utility room, converted games room and trades mans entrance. To the first floor are five bedrooms, together with a family bathroom. Externally the home is approached via a tarmac multi vehicle drive, the rear is laid mainly to lawn. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a tarmac drive, access is gained into the accommodation via a PVC double glazed door into:

PORCH: Obscure glazed window leads to entrance hall, access is given to:

ENTRANCE HALL: Access is given to an extended rear family lounge, dining room and kitchen, door to shower room, radiator, access to understairs storage, stairs off to first floor.

DINING ROOM: 13'06 x 12'09: PVC double glazed bow window to fore, radiator, access back to hall.

EXTENDED REAR FAMILY LOUNGE: 19'10 x 12'09: PVC double glazed sliding patio doors to rear garden, radiator, door to hall.

KITCHEN AREA: 11'11 x 11': PVC double glazed window to rear, space is provided for kitchen, access back to entrance hall and an obscure glazed door to:

UTILITY: 13'02 x 9'10: Glazed window with door to side opening to rear garden, door to games room and glazed door back to kitchen, access is provided to side passage/fore.

CONVERTED GARAGE SPACE/GAMES ROOM: 19'07 x 17'03 Max 12'03 Min: PVC double glazed bow window leads to fore, varying uses and currently being available as a games room, door to side passage and utility.

DOWNSTAIRS SHOWER ROOM: PVC double glazed obscure window overlooking side passage, suite comprising vanity wash hand basin, low level WC and step-in shower cubicle with glazed sliding door to fore, ladder style radiator, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING: PVC double glazed window to fore, access to two bedrooms and door to a fully comprehensive bathroom, access to an office/study area through corridor, radiator.

BEDROOM ONE: 13'09 x 11'10: PVC double glazed window to rear, built-in wardrobes having overhead storage, radiator, door back to landing.

BEDROOM TWO: 12'10 x 12'03: PVC double glazed window to fore, built-in wardrobes having overhead storage, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to rear and side, suite comprising bath, low level WC, pedestal wash hand basin, shower cubicle with glazed door to fore and bidet, radiator, door to storage, tiled splashbacks, door back to landing.

OFFICE/STUDY THROUGH CORRIDOR: Glazed bow windows over look stairs, doors back to original landing, access is provided to three further bedrooms through a corridor.

BEDROOM THREE: 12'03 x 9'07: PVC double glazed window to rear, obscure window to corridor with door to side.

BEDROOM FOUR: 10'03 x 8'08: PVC double glazed window to fore, radiator, door back to corridor.

BEDROOM FIVE: 13'01 x 9'09 Max 6' Min: PVC double glazed window to fore, door back to corridor.

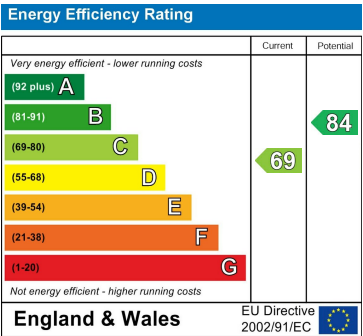
REAR GARDEN: Block paved patio leads out from the accommodation, access is given back to the home via doors to utility and lounge.



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: E COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 313 2888



Walmley Ash Road, Sutton Coldfield, B76 1HY



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