

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Four bedroomed, detached family home
- Master with en-suite shower room
- Well-appointed family bathroom
- Impressive dual aspect lounge
- Fitted kitchen with accompanying utility
- Sizeable dining room with varying use
- Office/study and guest cloakroom/WC
- Appealing rear conservatory
- Tarmac drive with shrubbed borders
- Lawned rear garden with space for dining & entertaining



BRAUNSTON CLOSE, WALMLEY, B76 2SA - OFFERS IN THE REGION OF £500,000

This well-proportioned, four-bedroomed detached, freehold family home occupies a sought-after position within Walmley, Sutton Coldfield, ideally located close to well-regarded schooling and within walking distance of the area's popular and bustling high street. Walmley offers a variety of daily essential amenities including grocery stores, pharmacies, cafés, restaurants and a public house, while readily-available bus services ensure straightforward commuting to surrounding town and city centre locations. The vast natural beauty of New Hall Valley is also just a short walk away, providing excellent opportunities for outdoor leisure and scenic walks. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a large and welcoming entrance hall leading to a spacious family lounge with dual aspect, creating a bright and comfortable living space. A well-appointed fitted kitchen opens into a practical utility area, while an extended dining room offers versatile space suitable for family meals or entertaining. A separate office/study, rear conservatory and guest cloakroom/WC complete the ground floor. To the first floor are four well-proportioned bedrooms, with the master benefitting from built-in wardrobes and a private en-suite shower room. A family bathroom services the remaining bedrooms. Externally, the home is approached via a tarmac driveway with lawn to the side. The rear garden offers a combination of paving and lawn, providing an ideal space for outdoor dining, socialising and entertaining during the warmer months. Internal inspection is highly recommended to fully appreciate the home on offer. EPC Rating C.

Set back from the road behind a multi vehicular tarmac drive with lawn and shrubs to sides, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL: Internal doors open to a family lounge, guest cloakroom / WC, kitchen, dining / family room and under-stairs storage, radiator, stairs off to first floor.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to fore, suite comprising low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

FAMILY LOUNGE: 13'09 x 11'07: PVC double glazed bay window to fore, with further windows to side, space for complete lounge suite, gas coal-effect fire set upon a granite-style hearth having matching surround and mantel over, radiator, door back to entrance hall.

FITTED KITCHEN: 11'10 x 9'05: PVC double glazed window to rear, matching wall and base units with recesses for American-style fridge / freezer, integrated dishwasher and oven, roll edged work surface with gas hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, radiator, door back to entrance hall and access is provided to:

UTILITY: PVC double glazed obscure door to side, matching wall and base units with recesses for washing machine and dryer, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, access is provided back to kitchen.

DINING ROOM: 17'08 x 9'04: PVC double glazed French doors with windows to side open to conservatory, with a further window overlooking garden, space is provided for complete dining set with chairs, or further family suite, radiator, doors provide access back to entrance hall and to:

OFFICE / STUDY: 8'00 x 6'03: PVC double glazed window to fore, space for complete office suite or study furniture, radiator, door back to dining room.

REAR CONSERVATORY: 8'10 x 8'00: PVC double glazed windows and French doors open to rear garden, PVC double glazed doors with windows to side open back to dining room.

STAIRS & LANDING TO FIRST FLOOR: Internal doors open to four bedrooms, storage and a family bathroom.

BEDROOM ONE: 11'10 x 11'09: PVC double glazed windows to fore and to side, space for double bed and complementing suite, built-in wardrobes, radiator, door back to landing and door to:
ENSUITE: PVC double glazed obscure window to side, suite comprising corner shower cubicle with glazed splash screen doors opening to fore, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 9'08 x 9'07: PVC double glazed window to rear, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

BEDROOM THREE: 9'04 x 8'04: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 11'02 x 6'09: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

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

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, access is provided down to the side of the accommodation giving access back to the drive.

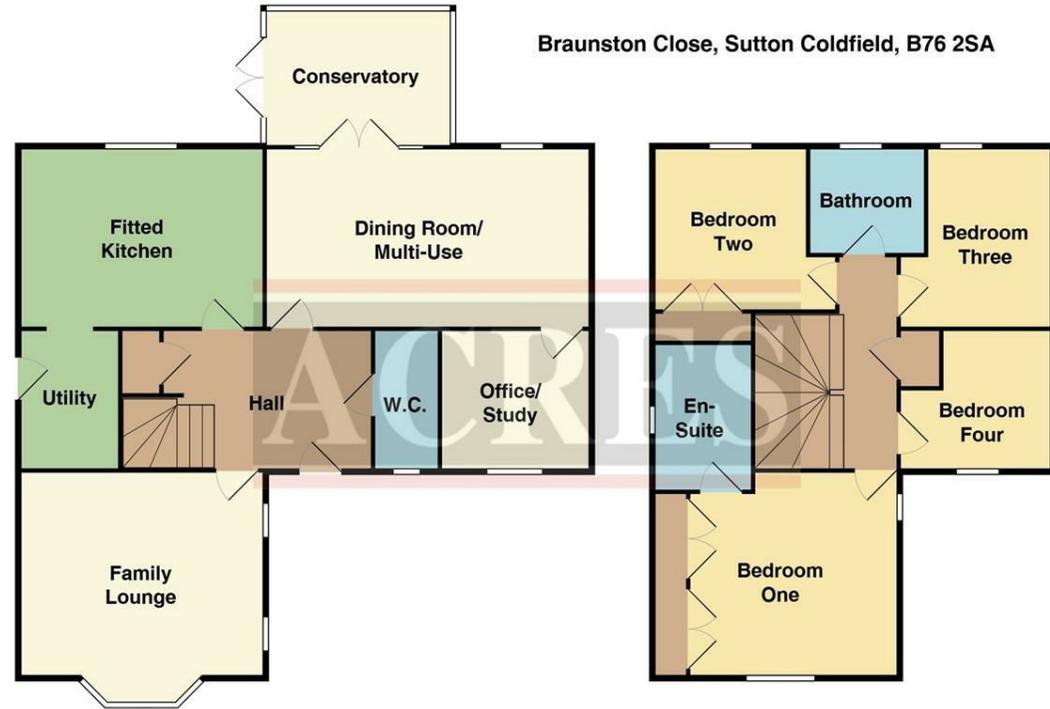


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: E **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.