ACRES

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

- Three bedroomed semi detached home
- Well-proportioned bedrooms
- Family shower room
- Fitted breakfast kitchen
- Utility and attractive rear conservatory
- Multi vehicle driveway & single garage
- Useful & versatile garden room
- Well-regarded schooling nearby
- Close to local amenities
- Desirable cul-de-sac location

THE MOOR, WALMLEY, B76 1SQ - ASKING PRICE £365,000

This impressively proportioned and deceptive, three bedroomed, freehold, semi detached family home is set upon the sought-after Oak & Ash estate in Walmley, boasting a cul de sac position set away from main roads. Ideally positioned for a range of amenities including being walking distance to daily essential shopping, further comprehensive retail can be obtained into Minworth, Walmley or Wylde Green together with impressive travel networks via readily-available bus services. Well-regarded schooling is throughout the nearby area, whilst open public green spaces provide access to the great outdoors. Benefitting from gas central heating and PVC double glazing (both where specified), internal rooms briefly comprise: entrance hall, spacious family lounge being open plan into a rear dining area, a fitted breakfast kitchen with separate utility and an attractive rear conservatory completes the ground floor. Upstairs are three well-proportioned bedrooms, all being serviced by a family shower room. Externally, the home offers multivehicle parking with a single garage, the rear is superbly comprised, offering well-tended borders and a garden room. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a partial block paved drive with further parking to gravel, access is gained into the home via a PVC double glazed obscure door into:

ENTRANCE HALL: Door to open plan family lounge through dining room, radiator, stairs off to first floor.

FAMILY LOUNGE / DINING ROOM: 23'03 x 14'09 max / 11'00 min: PVC double glazed bow window to fore with patio doors to a rear conservatory, space for complete lounge suite and dining table with chairs, radiators, door to understairs storage and back to entrance hall, a sliding pocket door opens to:

FITTED BREAKFAST KITCHEN: 12'07 x 9'02: PVC double glazed window to rear, matching wall and base units with integral oven, recess for American style fridge/freezer, edged work surfaces with a breakfast island offering bar stool seating, an electric hob with extractor canopy over, one and a half stainless steel sink drainer unit, matching upstands, radiator, sliding pocket door back to lounge and dining room, an obscure glazed door opens to:

UTILITY: 6'08 x 5'07: PVC double glazed obscure door to fore, matching wall and base unit with recess for washing machine and dryer, roll edged work surface over, vertical radiator, glazed obscure door back to kitchen.

REAR CONSERVATORY: 12'10 x 6'10: PVC double glazed leaded windows and French doors open to rear garden, space for garden furniture, PVC double glazed patio doors open back to lounge/dining room.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms and a family shower room.

BEDROOM ONE: 13'08 x 8'07: PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM TWO: 9'09 x 9'02: PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door back to landing.

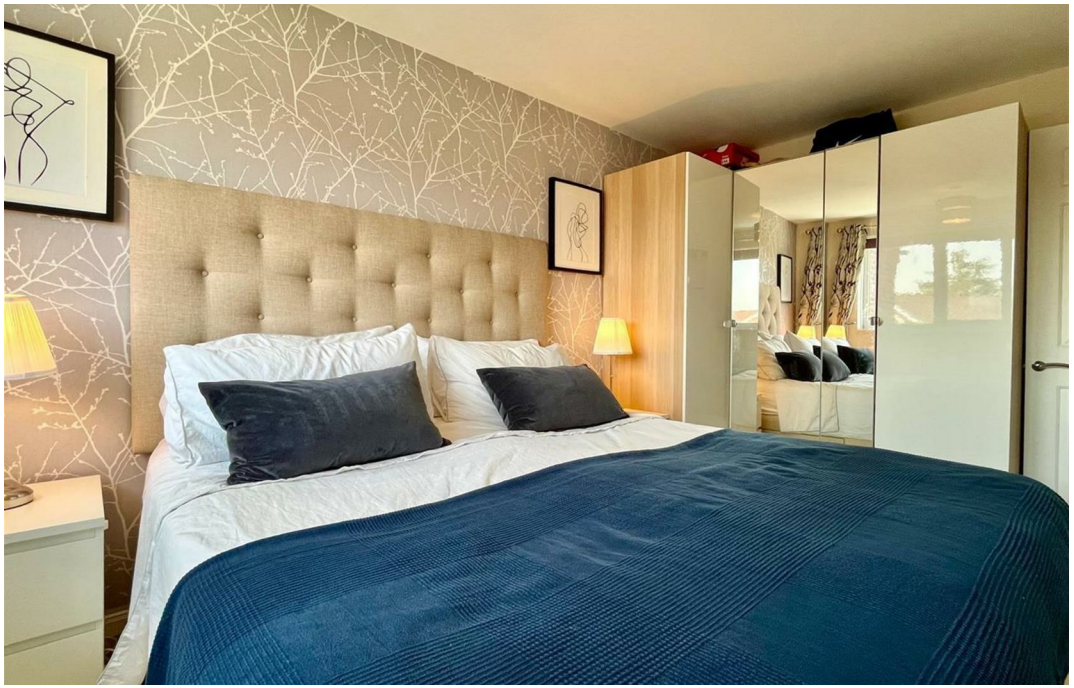
BEDROOM THREE; 8'04 x 6'04: PVC double glazed window to rear, space for bed, radiator, door back to landing.

SHOWER ROOM: PVC double glazed obscure window to fore, suite comprising corner shower with glazed splash screen doors, floating vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A block paved patio advances from the home and leads to artificial lawn, well-pruned borders line the home's perimeter with access being given to a single garage and:

GARDEN ROOM: 16'03 x 8'07: PVC double glazed French doors with window to side, opportunity for varying uses.

SINGLE GARAGE (PLEASE CHECK SUITABILITY FOR YOUR OWN VEHICLE): Up and over garage door to fore, obscure door to rear.



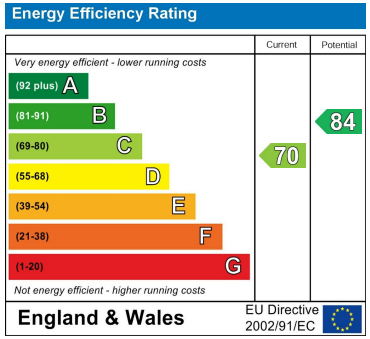
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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



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.