

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Traditional, two bedroomed period semi-detached
- Delightful family bathroom
- Spacious lounge
- Impressive fitted breakfast kitchen
- Porch & understairs pantry
- Block paved drive to fore
- Low-maintenance rear garden
- Excellent position close to amenities
- Well-regarded schooling nearby
- Vast commuter links



**WALMLEY ROAD, WALMLEY, B76 1PA - OFFERS IN EXCESS OF £240,000**

This charming two-bedroomed period semi-detached home is a true testament to timeless character blended seamlessly with modern style. Delightfully maintained and beautifully presented, the property offers a fantastic opportunity for a variety of purchasers, including first-time buyers, downsizers, or investors, with the added benefit of impressive connectivity and ease of transport right from its doorstep. Occupying a prime position just a short stroll from the popular New Hall Valley, the home is ideally placed for those seeking access to well-regarded local schooling and convenient bus routes, providing easy links to surrounding towns and Birmingham city centre. Boasting a traditional layout typical of its period, the home offers sleek, contemporary interiors while retaining its warm and inviting character. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation begins with a useful porch, leading into a spacious family lounge ideal for relaxing and entertaining. To the rear sits a fitted breakfast kitchen with modern units, an understairs pantry for additional storage, and a traditional feature cooker that adds a lovely nod to the property's heritage. To the first floor, two well-proportioned double bedrooms offer comfortable and versatile living space, while a stylish family bathroom completes the internal layout. Externally, a block-paved driveway provides off-road parking to the front, while the rear garden offers a gravelled patio—ideal for outdoor dining or relaxation—neatly separated by picket fencing from a well-maintained lawned area, creating an attractive and functional outdoor space. This property combines period charm with modern living in a location that is as practical as it is pleasant. Early internal inspection is strongly recommended to fully appreciate the lifestyle and comfort on offer. EPC Rating D.

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

#### **PORCH:**

An internal door opens to:

#### **FAMILY LOUNGE: 13'10 x 11'07:**

PVC double glazed window to fore, space for complete lounge suite, glazed door opens to:

#### **REAR FITTED BREAKFAST KITCHEN: 12'00 x 10'11:**

PVC double glazed window and door to rear, matching wall and base units with recesses for washing machine, integrated fridge / freezer and dishwasher, edged work surfaces with four ring electric induction hob having extractor canopy over, stainless steel sink drainer unit, access to under stairs storage, glazed door back to lounge and stairs off to first floor.

#### **STAIRS & LANDING:**

Doors open to two bedrooms and a family bathroom, glazed window to side.

#### **BEDROOM ONE: 13'11 x 11'03:**

PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

#### **BEDROOM TWO: 13'11 x 6'09:**

PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

#### **FAMILY BATHROOM:**

Suite comprising bath with glazed splash screen door to side, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to landing.

#### **REAR GARDEN:**

A gravel patio leads from the accommodation and advances to lawn, set behind picket fencing, access is also provided to a coal store and to a side gate.



**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)

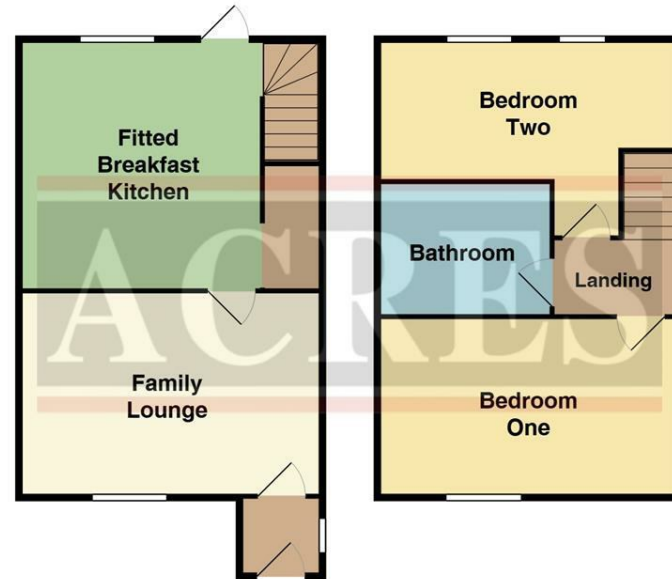
**COUNCIL TAX BAND:** B    **COUNCIL:** Birmingham City Council

**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		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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**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.