

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Extended & converted, three bedroomed semi-detached
- Delightful family bathroom
- Spacious lounge with dining space
- Dining room/multi use room
- Impressive fitted kitchen
- Downstairs shower room
- Multivehicle tarmac drive to fore
- Electric roller garage door
- Low maintenance rear garden
- End of cul-de-sac position



TERRY DRIVE, WALMLEY, B76 2PU - ASKING PRICE £360,000

This beautifully presented three-bedroom semi-detached, extended family home occupies a superb position at the end of a quiet cul-de-sac in the highly desirable area of Walmley. Offering generous internal proportions together with stylish & well-maintained décor throughout, the property provides an excellent opportunity for families seeking a home that is ready for immediate move-in. The location is particularly appealing, being within walking distance of Walmley's popular high street where a variety of shopping facilities, cafés, pharmacies & other daily essentials can be found. Nearby green spaces & the vast natural beauty of New Hall Valley provide excellent opportunities for walking & outdoor leisure, while well-regarded local schooling further enhances the suitability of the home for families. Having been tastefully maintained & modernised over the years, the accommodation benefits from gas central heating & PVC double glazing (both where specified) & briefly comprises an initial cloaks area leading into a welcoming entrance hall. A renewed fitted kitchen provides ample storage & workspace, while a sizeable family lounge offers plenty of room for both seating & dining, creating a comfortable & sociable living space. A thoughtfully designed rear extension adds further versatility, enjoying pleasant garden views. A partial garage conversion has created a practical downstairs shower room, adding further convenience for busy family living. Upstairs, 3 charming bedrooms provide well-proportioned accommodation & a family bathroom services all bedrooms. Externally, the property is approached via a sweeping multi-vehicle driveway, offering generous off-road parking & access to a garage/store featuring an electric roller door. The rear garden has been attractively landscaped with block paving and artificial turf, creating a low-maintenance outdoor space ideal for relaxation or entertaining throughout the year. Internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a multi vehicular tarmac drive with block paved border, access is given into the accommodation via a renewed PVC double glazed obscure composite door into:

INITIAL PORCH: Space is provided for cloaks storage, a glazed door opens to:

ENTRANCE HALL: Door to downstairs shower room, glazed obscure bi-folding door opens to kitchen with glazed door to lounge, radiator, stairs off to first floor.

FITTED KITCHEN: 11'09 x 7'00: PVC double glazed window to fore, matching wall and base units with recesses for washing machine, dryer, fridge and freezer, integrated oven, edged work surface with ceramic sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks, glazed obscure bi-folding door back to entrance hall.

FAMILY LOUNGE: 18'03 x 11'10: PVC double glazed French doors to rear, space for complete lounge suite, radiator, door to storage, glazed door to entrance hall and access is provided into:

DINING ROOM EXTENSION: 9'00 x 8'01: PVC double glazed windows to rear, space for dining table and chairs, radiator, access is provided back to lounge.

SHOWER ROOM: Suite comprising walk-in shower cubicle with glazed splash screen sliding doors, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 11'11 x 9'07: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 12'01 x 9'07: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

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

FAMILY BATHROOM: PVC double glazed obscure window to fore, suite comprising bath with glazed splash screen door, low level WC and pedestal wash hand basin, tiled splashbacks, radiator, door to airing cupboard and door back to landing.

REAR GARDEN: A block paved patio advances from the accommodation and leads to artificial turf, shrubs line the property's border with access being given back into the home via doors to lounge.

GARAGE: 7'09 x 7'04: (please check suitability for your own vehicle use): Electrically-operated roller-style door gives access to drive.

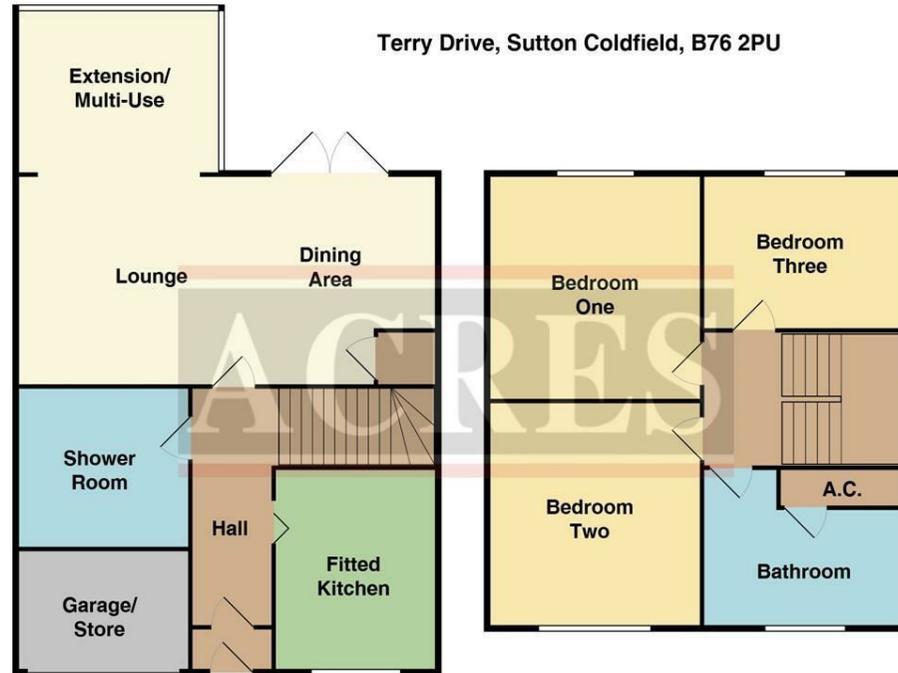


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.