

ACRES

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- Backing onto Plants Brook Local Nature Reserve
- Three well-proportioned bedrooms
- Family bathroom & separate WC
- Charming rear-facing family lounge
- Spacious front dining room
- Fitted kitchen with under-stairs pantry
- Lean to / garage
- Private & well-established rear garden
- Excellent position close to amenities
- Well-regarded schooling nearby



BLAKESLEY CLOSE, WALMLEY, B76 1EF - ASKING PRICE £300,000

Set within a well-established and highly sought-after residential estate in Walmley, this three-bedroomed, semi-detached freehold home presents an excellent opportunity for families seeking both space and future potential. Ideally positioned for convenient access to surrounding town centres and Birmingham city centre, the property also benefits from proximity to well-regarded schooling and a variety of everyday amenities, with more comprehensive shopping facilities available along Walmley High Street and in nearby Erdington. Offering generous internal proportions throughout, the home provides scope for further redevelopment and extension (subject to the necessary planning permissions), making it a versatile long-term prospect. The accommodation is enhanced by gas central heating and PVC double glazing (both where specified) and briefly comprises an inviting entrance hall, a substantial internal store with potential for conversion into a guest WC, a spacious dining room, and an impressive rear-facing family lounge. The fitted kitchen is complemented by a useful understairs pantry, while a sizeable lean-to/garage adds further practicality. To the first floor, three well-proportioned bedrooms are served by a family bathroom with a separate WC, ideal for busy households. Externally, the property is approached via a generous double driveway with a lawn to the side, leading to 50/50 split timber garage doors. To the rear, the garden enjoys a peaceful outlook over Plants Brook Nature Reserve, with a lawn bordered by mature shrubs and bushes providing both privacy and a pleasant natural setting. A home of this nature, offering space, location, and potential is best appreciated through internal inspection. EPC Rating TBC.

Set back from the road behind a multi vehicular tarmac drive with lawn to side, access is gained into the accommodation via an obscure glazed timber door into:

ENTRANCE HALL: Doors open to dining room, fitted kitchen, lounge and store, radiator, stairs off to first floor.

STORE: Obscure window to fore, opportunity to install WC (subject to relevant works).

DINING ROOM: 12'08 (into bay) x 10'11 max / 10'08 min: Double glazed bay window to fore, space for dining table and chairs, radiator, door back to entrance hall.

REAR LOUNGE: 13'11 x 11'00: PVC double glazed patio doors open to garden, space for complete lounge suite, electric fire set upon a granite hearth having granite surround, door back to entrance hall.

FITTED KITCHEN: 9'11 x 7'04: PVC double glazed window to rear, obscured door to garage / lean to, matching wall and base units with recess to pantry for fridge / freezer, integral oven and grill, roll edged work surface with stainless steel sink drainer unit, four ring gas hob, tiled splashbacks, door back to entrance hall.

GARAGE / LEAN TO: 27'09 x 7'05: 50/50 split timber doors open to front drive, space is provided for washing machine and dryer, edged work surface with sink drainer unit, obscure door back to kitchen and access is provided to:

WC: PVC double glazed obscure window to rear, suite comprising low level WC, access is given back to lean to / garage.

STAIRS & LANDING TO FIRST FLOOR: Double glazed obscure window to side, doors open to three bedrooms, a bathroom and separate WC.

BEDROOM ONE: 13'02 (into bay) x 10'11 max / 10'07 min: Double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 13'06 x 11'00: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'03 x 7'06: Double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

BATHROOM: PVC double glazed obscure window to rear, suite comprising bath and pedestal wash hand basin, tiled splashbacks, radiator, door to airing cupboard and door back to landing.

WC: Double glazed obscure window to side, suite comprising low level WC, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border with access being given back into the home with doors to lean to / garage and to 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)

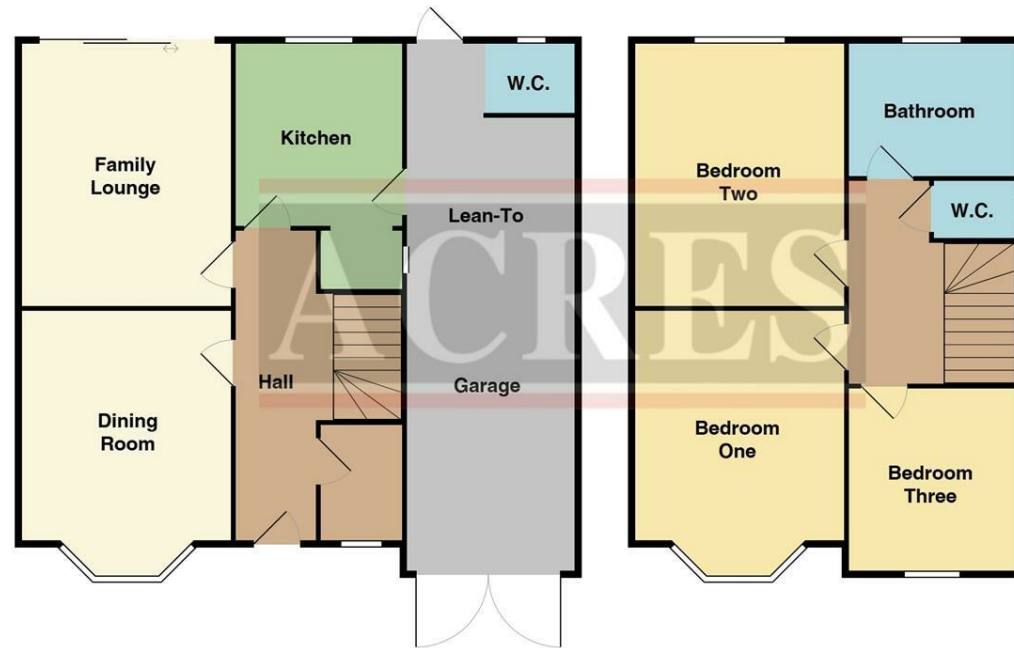
COUNCIL TAX BAND: D **COUNCIL:** Birmingham City Council

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	



Blakesley Close, Sutton Coldfield, B76 1EF



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.