ACRES

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

- Four bedroomed, detached family home
- Master with en-suite shower room
- Family bathroom
- Spacious lounge & dining room
- Office/bedroom five
- Guest cloakroom & large porch
- Fitted kitchen with utility & boot room
- Multivehicle drive with single garage
- Low maintenance rear garden
- Excellent position & potential

WELLAND WAY, WALMLEY, B76 1YY - OFFERS OVER £400,000

Situated just a stone's throw from a highly sought-after infants and junior school, this extended freehold detached family home occupies an enviable position in Walmley. Generously proportioned and offering huge potential, the property presents an exciting opportunity for personalisation and re-modelling, creating a stylish and flowing layout perfectly suited to modern family life. Local amenities and shopping facilities are within easy reach, ensuring excellent convenience for day-to-day living, while the property's location makes it particularly appealing to families seeking space and accessibility. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises: large porch, deep entrance hall, family lounge, dining room, kitchen, utility, boot room, study/bedroom five, and guest cloakroom/WC. To the first floor, four well-proportioned bedrooms are offered, with the master boasting fitted wardrobes and an en-suite shower room. A family bathroom completes the internal layout. Externally, a multi-vehicle driveway approaches the home and provides access to a single garage. To the rear, a paved patio leads onto a generous lawn, offering further scope for landscaping and outdoor entertaining. This is a rare opportunity to acquire a substantial family home in a prime Walmley setting. Internal inspection is highly recommended to fully appreciate the scale, potential, and location of this property. EPC Rating D.

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

LARGE PORCH: PVC double glazed window to side, space is provided for cloaks storage, an internal obscure glazed door with windows to side opens into:

ENTRANCE HALL: Doors open to lounge, guest cloakroom / WC, garage and fifth bedroom / office, radiator, stairs off to first floor.

FAMILY LOUNGE: 15'09 x 13'01: PVC double glazed window to rear, space for complete lounge suite, gas fire, door back to entrance hall and bi-folding double doors open to:

DINING ROOM: 11'04 x 8'05: Obscure breakfast window opens to bedroom five / office, radiator, space for complete dining table and chairs, doors back to lounge and glazed door opens to:

KITCHEN: 11'10 x 9'10: PVC double glazed window to rear with door to side, base units with recesses for cooker, stainless steel sink drainer unit, tiled splashbacks and flooring, radiator, obscure door to boot room and door to:

UTILITY: 9'03 x 4'07: Double glazed windows to side and to rear, radiator, tiled flooring, door back to kitchen.

GUEST CLOAKROOM / WC: Obscure window overlooks porch, suite comprising low level WC and wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

BEDROOM FIVE / OFFICE: 12'02 x 8'05: PVC double glazed window to fore, vanity wash hand basin, radiator, space for double bed and complementing suite or the provision for an office suite, obscure window opens to dining room, door to side and door back to entrance hall.

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

BEDROOM ONE: 13'02 x 10'04: PVC double glazed window to rear, fitted sliding mirrored wardrobes, space for double bed and complementing suite, radiator, door back to landing and door to:
ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising step-in shower cubicle, low level WC and wash hand basin, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 11'04 x 10'03: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 10'00 x 8'02: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 9'06 x 7'04: 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 fore, suite comprising bath, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to a prominent lawn, with mature shrubs and bushes lining the property's perimeter, access is given down to the side of the property and back into the home via a PVC double glazed door into kitchen.

GARAGE: 17'05 x 7'09: (please check suitability for your own vehicle use): Up and over garage door to fore, internal door opens to entrance hall.

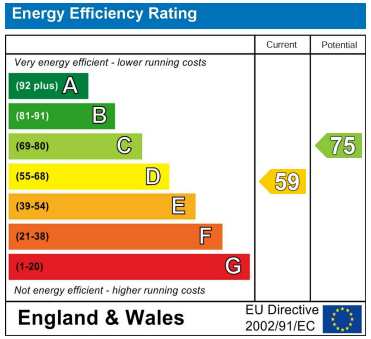
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

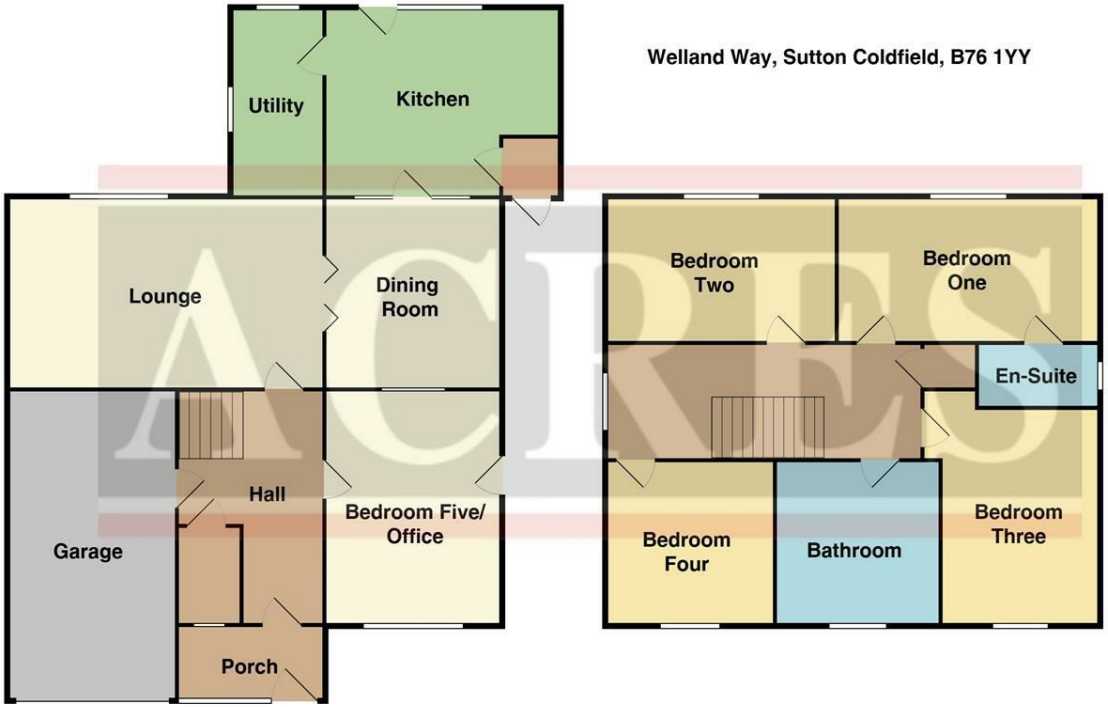
The Property Ombudsman

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: E COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





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.