

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- NO ONWARD CHAIN!
- Detached, three bedroomed family home
- Impressive family shower room
- Spacious lounge leading to dining room
- Superb fitted kitchen with open rear conservatory
- Extended, multivehicle drive
- Lawned rear garden with patio
- Single, multi-purpose garage
- Beautifully presented throughout
- Excellent position close to local amenities



***FOURLANDS AVENUE, SUTTON COLDFIELD, B72 1YY - ASKING PRICE £400,000***

This beautifully presented, three-bedroomed, detached freehold family home occupies a prime sought-after position within Sutton Coldfield, offering spacious and well-balanced accommodation ideal for modern family living. Set within an established estate, the property enjoys the convenience of extensive amenities just a short walk away. Wylde Green and Walmley are both close by, providing access to a wide range of shopping facilities, supermarkets, cafés, pharmacies and further daily essentials. Excellent transport links enhance the home's appeal, with readily available bus services and the Cross City rail line at Chester Road station ensuring straightforward commuting to Sutton Coldfield, Birmingham and surrounding cities. Well-regarded schooling and access to nearby green spaces further add to the property's family-friendly setting. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a welcoming porch leading into a comfortable family lounge. The lounge flows into a rear dining room. A standout feature is the delightful fitted breakfast kitchen leading to the rear conservatory, providing versatile additional space suitable for dining or relaxed family seating while enjoying views of the garden. To the first floor are three well-proportioned bedrooms, with the master and second benefitting from fitted wardrobes. A family shower room services all bedrooms. Externally, the driveway has been extended to provide multiple off-road parking spaces. A single, lengthy tandem garage offers further secure parking or storage and is currently utilised as a gym. The rear garden is mainly laid to lawn and enclosed by timber fencing, creating a private outdoor space ideal for families. To fully appreciate the home on offer, we highly recommend internal inspection. EPC TBC.

Set back from the road behind an extended drive with tarmac car parking and gravelled spaces, access is gained into the accommodation via a PVC double glazed obscured door with windows to side into:

**PORCH:** Tiled flooring, PVC double glazed obscure windows to side, door opens to garage and an obscure internal door opens to:

**FAMILY LOUNGE:** 13'07 x 11'03: PVC double glazed windows to fore, space for complete lounge suite, gas coal-effect fire, radiator, stairs off to first floor, obscure door back to porch and access is provided into:

**DINING ROOM:** 8'11 x 8'06: PVC double glazed French doors with windows to side open to rear garden, space for dining table with chairs, radiator, access is given back to lounge and a glazed door opens to:

**FITTED BREAKFAST KITCHEN THROUGH REAR DINING / FAMILY ROOM:** 20'00 x 10'03: PVC double glazed windows and French doors open to rear garden, matching wall and base units with integrated dishwasher, fridge and double oven, edged work surface with one and a half sink drainer unit, four ring electric hob having extractor canopy over, integral work surface and cupboard lights, radiators, space for dining table and chairs to extension or further family area, an obscure glazed door opens back to dining room.

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

**BEDROOM ONE:** 12'08 x 10'03: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

**BEDROOM TWO:** 12'09 x 9'04: PVC double glazed window to rear, space for double bed and complementing suite, built-in sliding mirrored wardrobe, radiator, door back to landing.

**BEDROOM THREE:** 8'07 x 6'10: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

**FAMILY SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising shower, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to lawn, space is provided to the side of the home for storage or further dining and entertaining space, access is given back into the home via doors to extension and dining room.

**GARAGE:** 20'00 x 7'11: (please check suitability for your own vehicle use): An up and over garage door opens to fore, an internal door opens to porch.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

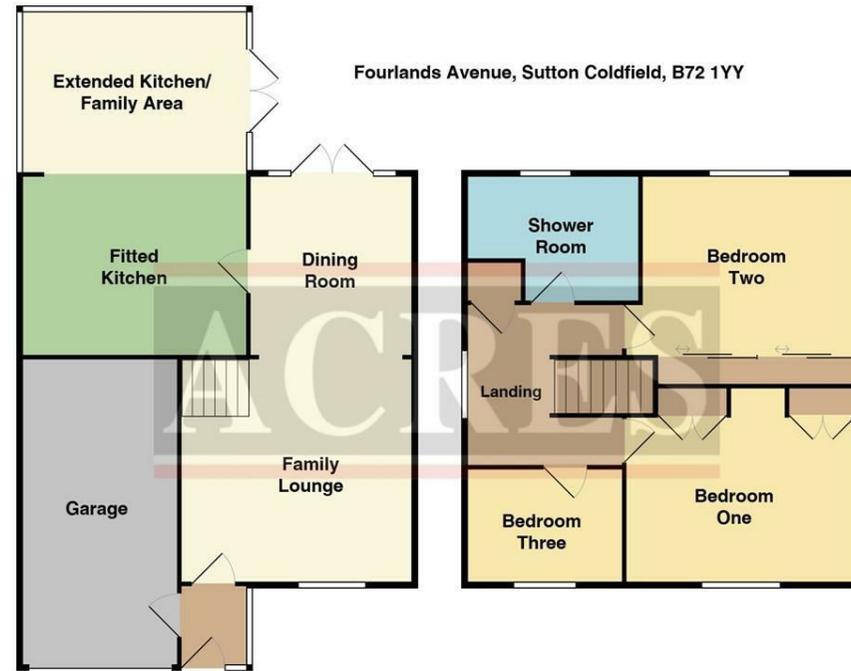


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

**VIEWING:** Highly recommended via Acres on 0121 313 2888

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