

ACRES

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



- Excellent potential and no onward chain
- Three double bedrooms, freehold semi detached
- Spacious family bathroom
- Attractive lounge through dining room
- Well-appointed kitchen
- Entrance hall & porch
- Utility with guest WC and store
- Single garage & multivehicle drive
- Low-maintenance rear garden
- Close to local amenities



ALLENDALE ROAD, WALMLEY, B76 1NL - ASKING PRICE £350,000

Positioned on one of Walmley's most sought-after roads, Allendale Road, this three double bedroomed, hugely deceptive, semi-detached freehold family home offers generous proportions throughout & an exceptional opportunity for personalisation, modernisation & potential extension (STPP). Ideal for families & those seeking to create a bespoke home, the property combines an enviable location with superb future scope. Walmley's high street is just a short stroll away, offering cafés, daily essential amenities, a library & a public house, while the vast natural beauty of New Hall Valley provides excellent outdoor leisure opportunities nearby. Regular bus services ensure ease of commute to surrounding town & city centre locations, & well-regarded schooling for all ages is also readily accessible. The home benefits from gas central heating & PVC double glazing (both where specified). Internally, accommodation is entered via a porch leading into a welcoming entrance hall, with the added convenience of sizeable cloaks storage. An attractive dining room provides an ideal setting for formal meals & opens through to a rear family lounge, offering a comfortable & versatile living space. A well-appointed kitchen is complemented by a side utility area, guest WC & coal store, completing the ground floor accommodation. To the first floor, three superbly-proportioned double bedrooms offer excellent flexibility for family living. A considerable bathroom serves all bedrooms & offers clear potential to be reconfigured into a spacious, fully comprehensive modern suite if desired. Externally, a paved driveway provides off-road parking & leads to a single garage. The rear garden continues from paving into lawn & is bordered by timber fencing, creating a private & secure outdoor space ideal for relaxation, play or entertaining. This rare opportunity offers generous accommodation, outstanding potential & a prime Walmley location. Early internal inspection highly recommended. EPC Rating TBC.

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

PORCH: Obscure glazed window to side, with a timber door having obscure glazed light into:

ENTRANCE HALL: Glazed obscure doors to kitchen and dining room, door to storage, radiator, stairs off to first floor.

DINING ROOM: 12'11 x 10'11: PVC double glazed window to fore, space for dining table and chairs, radiator, glazed obscure door back to entrance hall, access is also provided to:

FAMILY LOUNGE: 10'11 x 10'09: Double glazed sliding patio doors open to rear garden, space for complete lounge suite, radiator, access is provided back to dining room.

FITTED KITCHEN: 9'04 x 7'05: PVC double glazed window to rear, matching wall and base units with recesses for free-standing fridge / freezer and oven, roll edged work surface with sink drainer unit, tiled splashbacks, door to pantry and a glazed door opens back to entrance hall via a walkway, an obscure glazed door opens to:

UTILITY: 9'03 x 5'11: PVC double glazed window and door to garden, doors to airing cupboard, guest cloakroom / WC and under-stairs coal store, obscure window to pantry, an obscure door opens to garage.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to rear, suite comprising low level WC, door back to utility.

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

BEDROOM ONE: 13'00 x 10'11: PVC double glazed window to fore, space for double bed and complementing suite, free-standing wardrobes, radiator, door back to landing.

BEDROOM TWO: 11'00 x 10'11: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'08 x 9'00: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

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

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, timber fencing lines and privatises the property's border with access being given back into the home via doors to lounge and to utility.

GARAGE: 15'05 x 8'11: (please check suitability for your own vehicle use): Up and over garage door to fore, an obscure glazed door opens to utility.



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)

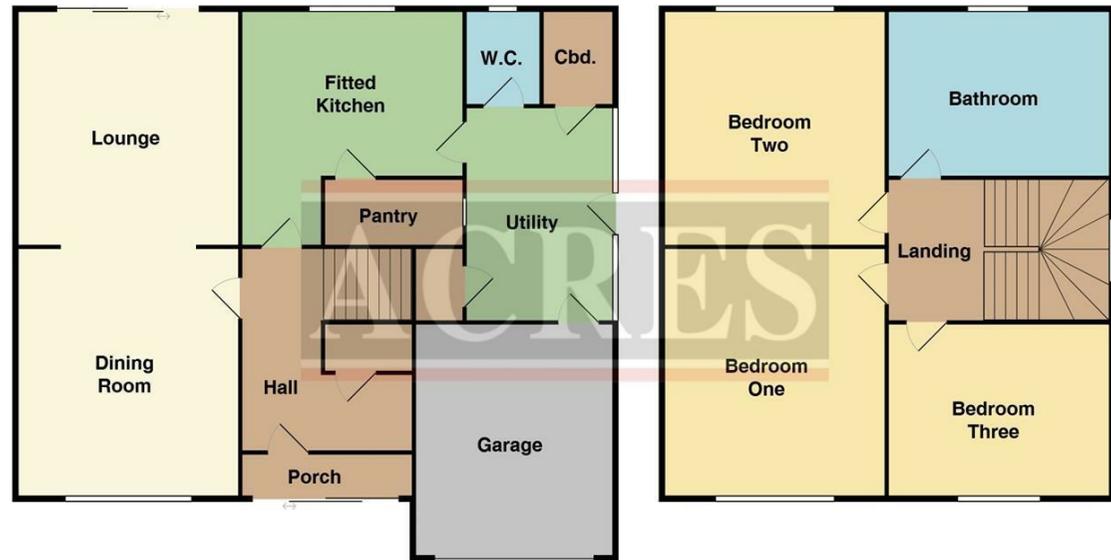
COUNCIL TAX BAND: D **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Allendale Road, Sutton Coldfield, B76 1NL



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.