

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Three double-bedroomed, end terraced family home
- Bedrooms one & two with ensuite shower rooms
- Stylish family bathroom
- Generous family lounge
- Superb conservatory
- Impressive fitted breakfast kitchen
- Close to the picturesque New Hall Valley country park
- Well-regarded schooling nearby
- Ideally located for local amenities
- Motivated seller



**WATER MILL CRESCENT, WALMLEY, B76 2QN - ASKING PRICE £375,000**



Deceptively spacious and thoughtfully designed, this impressive three double-bedroomed, freehold, end-of-terrace family home is situated on a popular and highly sought-after estate in Walmley. Perfectly positioned just a stone's throw from the picturesque New Hall Valley and a wealth of well-regarded local schooling, the property also benefits from excellent transport links, with readily-available bus services on Walmley Road providing convenient access to surrounding towns and city centres. Cleverly arranged to offer multiple, versatile living spaces, this is a home that truly must be viewed to appreciate its true scale and potential. The accommodation benefits from PVC double glazing and recently renewed gas central heating (both where specified). Internally, the property briefly comprises a welcoming entrance hall, an enlarged family lounge, and an inner hall giving immediate access to a guest cloakroom/WC and a fitted breakfast kitchen. From here, an impressive office/study and a rear conservatory further enhance the flexible living options on offer. To the first floor are three generous double bedrooms, all boasting built-in wardrobes, with the first and second bedrooms benefitting from en-suite shower rooms. A well-appointed family bathroom completes the internal accommodation. Externally, a tarmac initial shared driveway leads to a private multi-vehicle drive providing parking for up to three cars. An electric roller garage door opens into a single garage. To the rear, low-maintenance living is key, with a stylish combination of decking and artificial turf, creating an ideal space for outdoor dining and summer entertaining. To fully appreciate the size, layout, and opportunity this superb family home has to offer, internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicular tarmac drive with parking for up to three cars, access is gained into the accommodation via a PVC double glazed obscured door into:

**ENTRANCE HALL:** Radiator, stairs off to first floor, door opens to:

**FAMILY LOUNGE:** 18'01 x 10'05: PVC double glazed windows to fore having fitted Venetian-style blinds set within glazing, space for complete lounge suite, sunken ceiling height providing LEDs and spotlights, radiator, door back to entrance hall with further doors to under stairs storage, access is provided to:

**INNER HALLWAY:** Doors open to guest cloakroom / WC and fitted breakfast kitchen.

**GUEST CLOAKROOM / WC:** Suite comprising pedestal wash hand basin and low level WC, radiator, tiled splashbacks, door back to inner hall.

**FITTED BREAKFAST KITCHEN:** 14'06 x 8'06: PVC double glazed window to conservatory, having sliding double glazed doors to conservatory, matching wall and base units with integrated double oven and dishwasher, recess for washing machine and free-standing fridge / freezer, edged work surfaces with four ring electric hob having extractor canopy over, sink drainer unit, matching panelled splashbacks, vertical radiator, door back to inner hall and door opens to:

**OFFICE / STUDY:** 8'08 x 7'07: PVC double glazed window to rear, radiator, door back to kitchen.

**REAR CONSERVATORY:** 14'08 x 11'11: PVC double glazed windows and doors open to rear garden, sliding double glazed doors open back to breakfast kitchen.

**STAIRS & LANDING TO FIRST FLOOR:** Doors radiate to three bedrooms, family bathroom and airing cupboard.

**BEDROOM ONE:** 15'05 x 13'06 max / 10'05 min: PVC double glazed windows to fore, space for double bed and complementing suite, radiator, built-in wardrobes, door back to landing and to:  
**ENSUITE SHOWER ROOM:** Suite comprising step-in shower cubicle with glazed splash screen door, vanity wash hand basin and WC, panelled splashbacks, radiator, door back to bedroom.

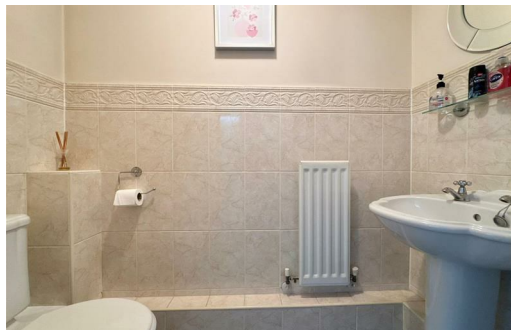
**BEDROOM TWO:** 9'08 x 8'11: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobes, radiator, door back to landing and to:  
**ENSUITE SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising step-in shower cubicle, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to bedroom.

**BEDROOM THREE:** 8'09 x 8'04 max / 6'00 min: PVC double glazed window to rear, space for bed and complementing suite, built-in wardrobe with fitted wardrobe, 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:** Decking advances from the accommodation and leads to artificial turf, dining and entertaining spaces are provided to the rear with the accommodation being privatised and secured via timber fencing.

**SINGLE GARAGE:**(Please check suitability for your own vehicle use): Electric roller door gives access to single garage.




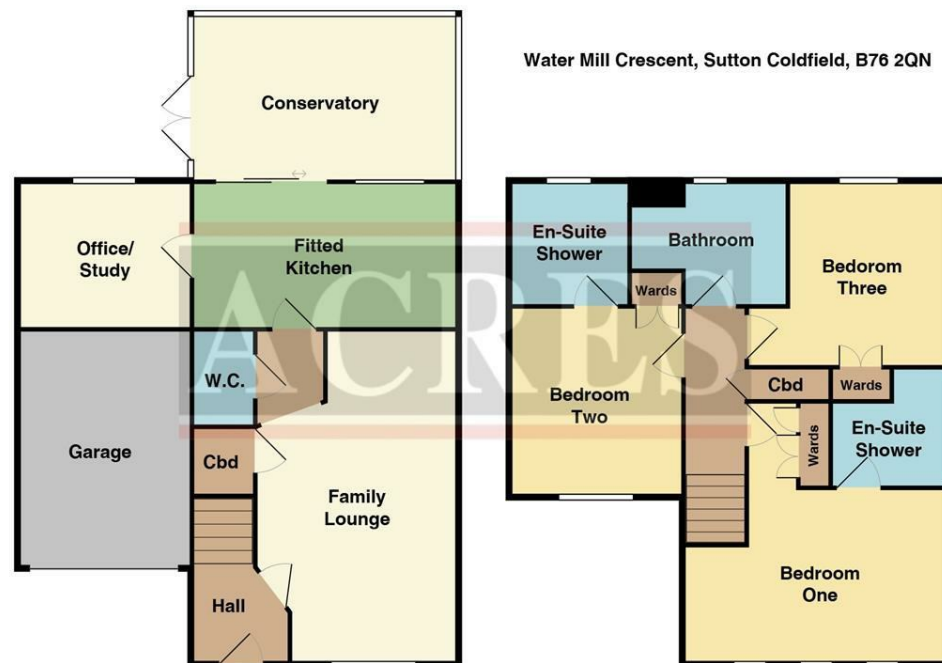


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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.