ACRES

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

- Five bedroomed, dormer semi detached
- En-suite shower room to master
- Well-appointed family bathroom
- Ground floor comprehensive bathroom
- Spacious family lounge with dining space
- Fitted breakfast kitchen
- Porch & large entrance hall
- Multivehicle block paved drive
- Superb rear garden with dining areas
- Immaculate throughout

OVERDALE AVENUE, WALMLEY, B76 1HJ - OFFERS OVER £500,000

Conclusively reconfigured to create an impressively striking family home, this freehold dormer semi-detached bungalow occupies a prime position within the heart of one of Walmley's most popular and sought-after residential estates. Offering generous and versatile internal proportions together with scope for a purchaser to personalise, the property is ideally suited to growing families. Situated within walking distance of the excellent range of shops, cafés and everyday amenities available on Walmley High Street, further retail and leisure facilities can be found in nearby Minworth, Wylde Green and Sutton Coldfield. Well-regarded schooling and extensive public green spaces are also readily accessible. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises an enclosed porch opening to a deep entrance hall, with glazed double doors leading into an impressive extended family lounge featuring bi-folding doors to the rear garden. A fitted breakfast kitchen, three ground floor bedrooms and a comprehensive family bathroom complete the ground floor. To the first floor are two further double bedrooms, the principal enjoying a walk-in wardrobe/dressing room or study area together with a private en-suite bathroom, whilst a separate family bathroom serves the remaining accommodation. Externally, a multi-vehicle block-paved driveway is complemented by attractive seasonal borders, whilst the rear garden is laid mainly to lawn with paved patio areas and a dedicated children's play space. To fully appreciate the size, versatility and superb location of this exceptional home, internal inspection is highly recommended. EPC Rating D.

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

PORCH: Space is provided for storage, an internal door opens to:

DEEP ENTRANCE HALL: Built-in sliding mirrored storage, glazed doors open to an extended family lounge and fitted breakfast kitchen, further doors to bedrooms three, four and five, a fully comprehensive bathroom, stairs off to first floor.

EXTENDED FAMILY LOUNGE: 18’07 x 14’05: PVC double glazed bi-folding doors open to rear garden, space for complete lounge suite, radiator, space for dining table and chairs, glazed door back to entrance hall and access is provided to:

BREAKFAST KITCHEN: 16’02 x 11’04: PVC double glazed windows to rear and to side with a door opening to rear, matching wall and base units with recesses for Aga, washing machine, dryer and fridge / freezer, roll edged work surface with one and a half stainless steel sink drainer unit, tiled splashbacks, radiator, access back to lounge and a glazed door opens back to entrance hall.

BEDROOM THREE: 13’07 x 10’00: PVC double glazed windows to fore and to side, space for double bed and complementing suite, radiator, door back to entrance hall.

BEDROOM FOUR: 11’04 x 9’03: PVC double glazed windows to fore and to side, space for double bed and complementing suite, radiator, door back to entrance hall.

BEDROOM FIVE: 9’09 x 6’09: PVC double glazed window to porch, space for bed and complementing suite, radiator, door back to entrance hall.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising shower with glazed splash screen doors, bath, vanity wash hand basin and low level WC, radiator, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to two bedrooms and a family bathroom.

BEDROOM ONE: 14’05 x 11’04: PVC double glazed obscure window to side, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing and door to ensuite, access is provided to:
WALK-IN WARDROBE / OFFICE AREA: 8’06 x 7’07: Velux window over, space is provided for storage and office furniture.
ENSUITE BATHROOM: PVC double glazed obscure window to side, suite comprising bath, vanity wash hand basin and low level WC, radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 15’00 x 10’00: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing and door opens to built-in wardrobe.

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

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes as well as perennial plants line and privatise the property’s border, with access being given to a rear play area, and down to the side of the home giving access to fore, access is gained back into the home via bi-folding doors to lounge and a PVC double glazed door to kitchen.

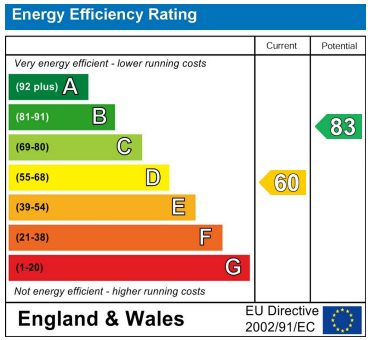
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

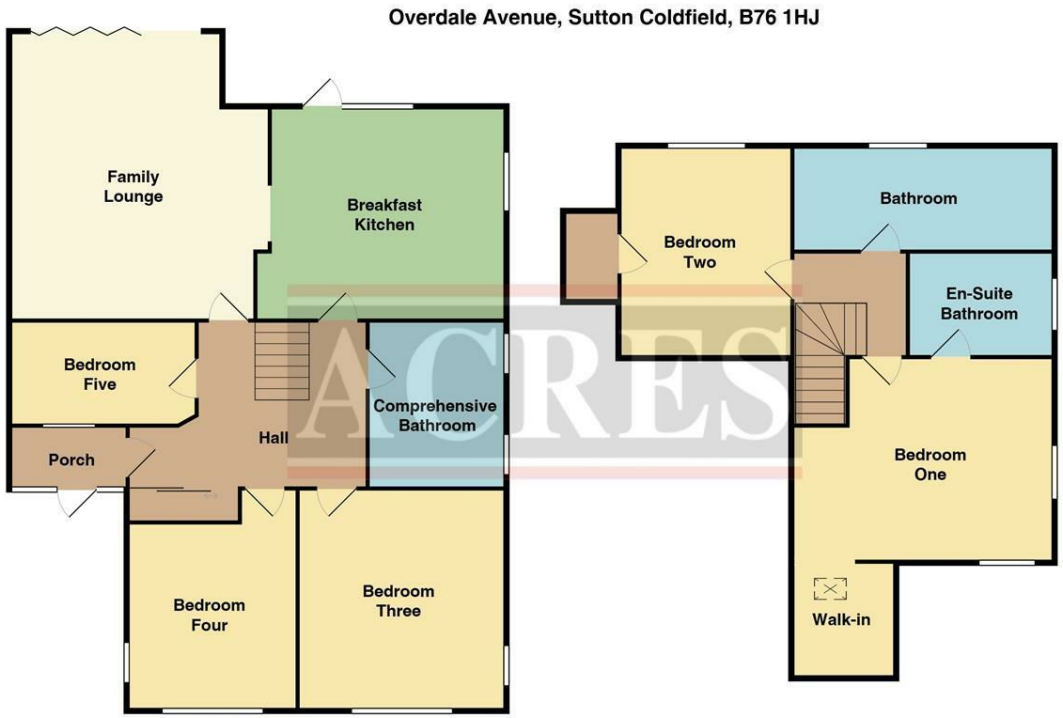
The Property Ombudsman

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 : D 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 their purpose, or within 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.