

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- A wonderful family home situated in the heart of Walmley
- Very versatile accommodation throughout
- Entrance hall, guests cloakroom
- Family lounge
- Stylish fitted kitchen leading to dining room
- Utility
- Home office/further reception room
- Five excellent bedrooms and bathroom
- Fore garden offering multiple parking spaces
- Generous mature rear garden



22 PARKHILL ROAD, WALMLEY B76 1EZ ~ Asking price of £475,000

This incredible freehold family home council tax band E, offers very versatile accommodation throughout and includes the following, entrance hall, guests cloakroom, family lounge, large fitted breakfast kitchen with open access to dining room, separate utility and wonderful home office/ extra reception room with its own access. To the first floor are five excellent bedrooms (Master with stand alone bath tub) and bathroom. Outside is a fore garden offering multiple parking space and to the rear is a generous mature garden. Situated in a lovely residential area this is the ideal family residence. EPC rating D

Access is via a fore garden with brick and block paved driveway leading to;

PORCH: Having double glazed door and feature reception door into;

HALLWAY: Having radiator, staircase, door into lounge, kitchen and guest cloakroom

LOUNGE: 14'03" MAX (INTO BAY), 11'06" MIN X 11'01" Having double glazed bay window to front, radiator and coving to ceiling, open plan into kitchen, dining room/sitting room

DINING ROOM/SITTING ROOM: 14'01" (INTO BAY) x 11'00" Having double glazed bay window to rear including double doors to garden, coving to ceiling, log burning stove, timber effect flooring, through to;

BREAKFAST KITCHEN: 20'09" X 7'07" Comprising of a range of units to include drawer, base and eye level cupboards, work surfaces, breakfast bar and upstands, one and a half bowl sink unit and drainer, gas cooker with extractor hood over, two double glazed windows, space and plumbing for dishwasher, space for fridge freezer, spotlights to ceiling and door into;

UTILITY: Having space and plumbing for washing machine, space for white goods, wall mounted gas central heating boiler and double glazed door to side

GUEST CLOAKROOM: Having double glazed patterned window, white close coupled WC, pedestal wash hand basin and door into;

SITTING ROOM/OFFICE: 10'08" X 11'02" Having double glazed window to front and side, double glazed door and radiator

FIRST FLOOR LANDING: Having doors into;

MASTER BEDROOM: 14'03" X 15'01" MAX, 13'01" MIN A large double bedroom with double glazed window to front, double glazed patterned window to side, radiator, fitted wardrobes plus a lovely stand alone bath tub and spot lights to ceiling

BEDROOM TWO: 15'01" MAX (INTO BAY), 11'06" MIN X 11'01" Having double glazed window to front and radiator

BEDROOM THREE: 14'01" MAX X 11'01" Having double glazed bay window to rear and radiator

BEDROOM FOUR: 8'08" X 10'08" Having double glazed window to rear and radiator

BEDROOM FIVE: 7'03" X 6'00" Having double glazed window to rear and radiator

SHOWER ROOM: Having a large shower cubicle with overhead shower and rinse, pedestal wash hand basin, tiling and waterproof covering to walls, double glazed patterned window, covering to walls

SEPARATE WC: Having white close coupled WC and double glazed patterned window

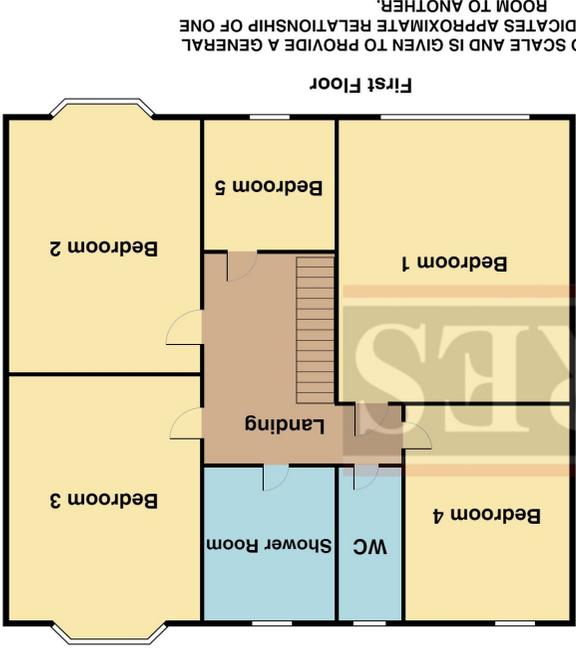
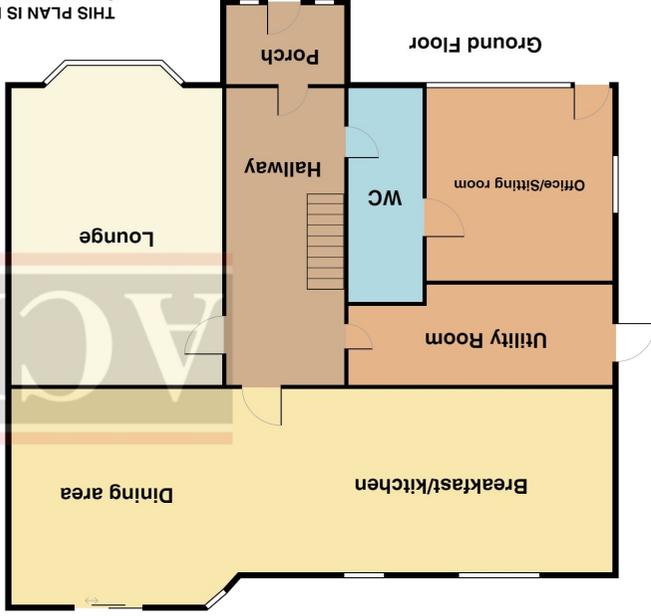
REAR GARDEN: A deep brick blocked patio leading to a lawn with planted borders and garden shed



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

COUNCIL TAX BAND:

E

As per sales details.

VIEWING:

Recommended via Acres on 0121 313 2888

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