

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Deceptively spacious, three bedroomed, semi detached family home
- Master bedroom with built-in wardrobes
- Modern and stylish family shower room
- Generous lounge and living space
- Comprehensive fitted kitchen
- Boot room and storage
- Set in a sought-after, central location
- Discretely set back in a prime, private position
- Close to well-regarded schooling
- Handily positioned for local amenities



STEPHENS ROAD, SUTTON COLDFIELD, B76 2TS - OFFERS OVER £305,000

Enviably positioned within a popular, sought-after, prime and central estate in Walmley, this deceptively spacious and tastefully decorated, three bedroomed semi detached family home falls within catchment of excellent education opportunities for all ages. Generously set back from the road, privacy is at a premium with this home benefitting from well-planned layouts to provide suitable space for a typical, modern and potentially growing family. Green space lies directly adjacent to the property, with a range of shopping amenities and facilities being available within a short walk and an abundance of frequent and comprehensive bus services provide ease of commute to surrounding town and city centre locations. Benefitting from gas central heating and PVC double glazing (both where specified) the accommodation briefly comprises: welcoming entrance hall, doors give access to a guest cloakroom/WC, fitted kitchen having understairs storage, considerable lounge/dining area and a useful boot room. To the first floor are three well-proportioned bedrooms with the master benefitting from built-in wardrobes whilst a stylish family shower room services the accommodation. Externally, there is a car park area and a paved path gives access into the accommodation and to the rear, a paved patio advances to lawn with the property's borders being lined with timber fencing. To fully appreciate the accommodation on offer, its position and size, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a paved path, laid mainly to lawn, access is gained into the accommodation via an obscure double glazed door into:

ENTRANCE HALL: Internal doors open to storage, guest cloakroom / WC, family lounge and kitchen, glazed obscure door opens to boot room, radiator, stairs off to first floor.

FITTED KITCHEN: 15'11 (into door recess) x 11'03 max / 9'01 min: PVC double glazed window to fore, matching wall and base units with recesses for washing machine and fridge / freezer, integrated oven, edged work surface with stainless steel sink drainer unit and four ring gas hob having extractor canopy over, tiled splashbacks, door back to entrance hall and further doors to under stairs storage and:

FAMILY LOUNGE: 22'04 x 11'11: PVC double glazed French doors open to rear garden with further windows to side, space for complete lounge suite as well as dining table with chairs, radiator, door back to kitchen and door back to entrance hall.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising low level WC and vanity wash hand basin, tiled splashbacks, door back to entrance hall.

BOOT ROOM: Door to storage and a glazed door opens to rear garden.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms and a family shower room.

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

BEDROOM TWO: 11'11 x 9'01: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'10 x 6'02: PVC double glazed window to side, space for bed and complementing suite, radiator, door back to landing.

SHOWER ROOM: PVC double glazed obscure window to side, suite comprising step-in shower cubicle with glazed splash screen doors, WC and 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, timber fencing lines and privatises the property's border, with access being given back into the home via a door to boot room.



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)

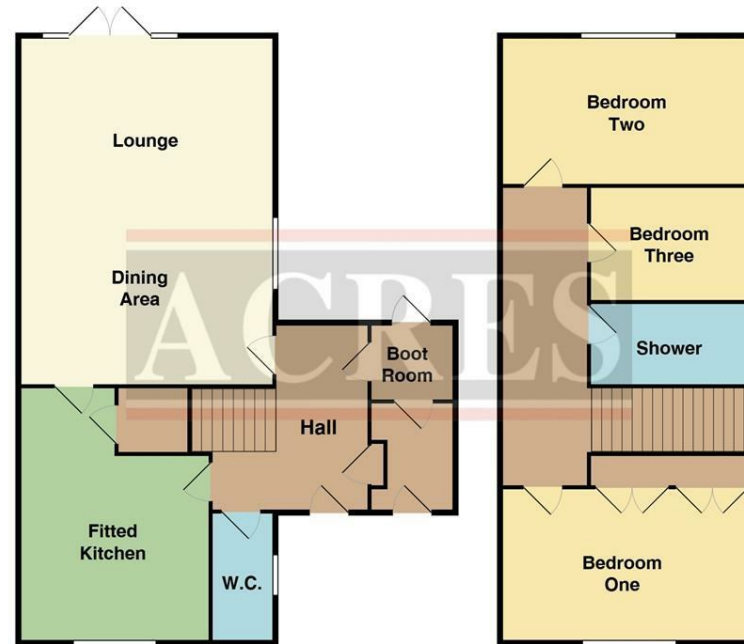
COUNCIL TAX BAND: C **COUNCIL:** Birmingham City Council

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			82
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Stephens Road, Sutton Coldfield, B76 2TS



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.