

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Superb proportions
- Three double bedrooms
- Impressive family bathroom
- Spacious rear lounge
- Appealing dining room
- Extended fitted breakfast kitchen
- Downstairs shower room
- Garage & lean-to
- Multivehicle drive with lawn to side
- Delightful rear garden with patio spaces



ORTON AVENUE, WALMLEY, B76 1JL - OFFERS OVER £375,000

Situated within a highly sought-after position in Walmley, Sutton Coldfield, this superbly proportioned three-bedroom freehold family home offers immense potential for personalisation and further extension (subject to the necessary planning permissions). Ideally placed within walking distance of a host of impressive local amenities, the property enjoys close proximity to well-regarded schooling, daily essentials, public parks and the ever-popular Pype Hayes Golf Course, whilst readily-available bus services on Eachelhurst Road and Walmley Ash Road provide convenient access to surrounding town and city centre locations. Benefitting from gas central heating and PVC double glazing (both where specified), this delightful home is perfectly suited for a growing family and is ready for its next exciting chapter. Internal accommodation briefly comprises a porch opening into a deep and welcoming entrance hall, a spacious family lounge, separate dining room and an extended fitted breakfast kitchen, together with a downstairs shower room. To the first floor are three incredibly well-proportioned bedrooms, all complemented by a family bathroom completing the accommodation. Externally, the home is approached via a multi-vehicle driveway with lawn to side, whilst a substantial single garage and side lean-to provide excellent additional storage and practicality. The rear garden is laid mainly to lawn and further benefits from a paved patio together with a timber decking area, creating ideal spaces for outdoor dining and socialising. To fully appreciate the size, potential and accommodation on offer, we highly recommend internal inspection. EPC Rating TBC.

Set back from the road behind a tarmac drive with lawn to side, access is gained into the accommodation via a PVC double glazed door with windows to side into:

PORCH: An obscure glazed door with window to side opens into:

ENTRANCE HALL: Doors open to dining room, lounge, under stairs storage and further storage, radiator, stairs off to first floor.

DINING ROOM: 14'00 x 11'01: PVC double glazed window to fore, space for dining table and chairs, gas coal-effect fire set upon a granite hearth with contrasting surround and mantel, radiator, space for complete dining table and chairs, door back to entrance hall.

REAR FAMILY LOUNGE: 14'07 x 11'11: Double glazed patio doors open to rear garden, coal-effect gas fire set upon a tiled hearth having contrasting surround and mantel, space for complete lounge suite, radiator, door back to entrance hall.

EXTENDED FITTED BREAKFAST KITCHEN: 18'11 x 11'02: PVC double glazed window to rear with French doors to side, matching wall and base units with recess for washing machine, integral dishwasher, oven and grill, recesses for fridge / freezer, roll edged work surface with one and a half stainless steel sink drainer unit, five ring gas hob, tiled splashbacks, space for breakfast table and chairs, door to garage and to wet room, access is provided back to entrance hall.

WET ROOM: PVC double glazed obscure window to rear, suite comprising low level WC, pedestal wash hand basin and walk-in shower area, radiator, tiled flooring, door back to kitchen.

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

BEDROOM ONE: 14'08 x 13'10: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 11'08 x 11'01: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'04 x 7'09: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising P-shaped bath with splash screen door, low level WC and vanity wash hand basin, panelled splashbacks, ladder style radiator, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to a raised timber decking area providing dining and entertaining space, lawn with mature shrubs and bushes line and privatise the property's perimeter with access being given back into the home via patio doors to lounge and French doors to kitchen.

GARAGE: 17'09 x 8'03 (please check suitability for your own vehicle use): Up and over garage door to fore, access is also provided to a side:

LEAN TO: 15'07 x 5'08: Space is provided for storage, door opens to fore.



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)

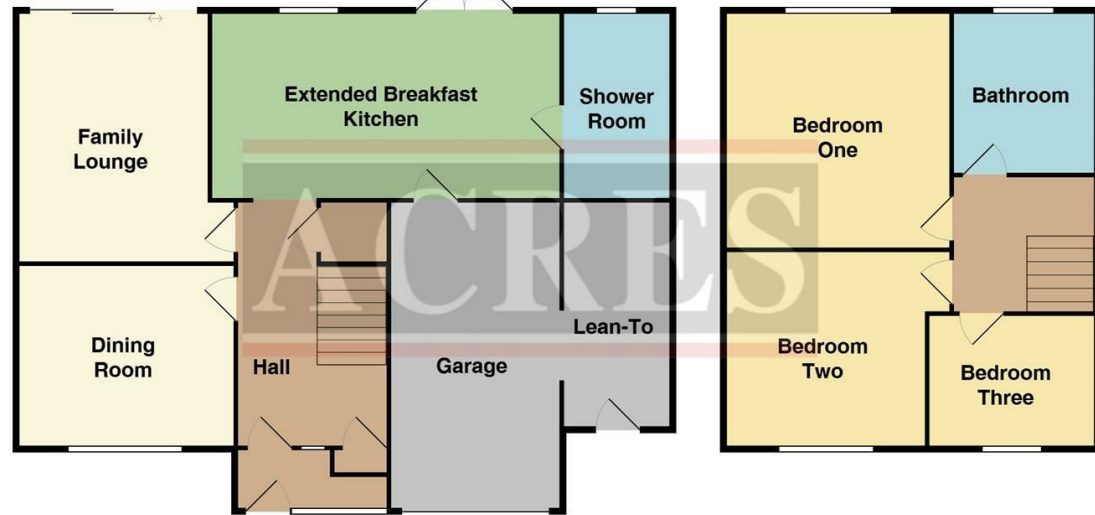
COUNCIL TAX BAND: D **COUNCIL:** Birmingham City Council

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		



Orton Avenue, Sutton Coldfield, B76 1JL



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.