

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Four bedroomed, freehold detached home
- Master with comprehensive bathroom
- Well-appointed, comprehensive family bathroom
- Spacious lounge with log burning stove
- Fitted breakfast kitchen & utility
- Appealing dining room
- Office/study and guest cloakroom/WC
- Multivehicle drive to fore
- Double detached garage
- Private and mature rear garden



FOXES MEADOW, WALMLEY, B76 1AW - GUIDE PRICE £485,000

This spacious, four-bedroomed detached freehold family home occupies a sought-after position on one of Walmley's most desirable roads in Sutton Coldfield, offering generous accommodation together with excellent potential for further enhancement. Having served as a much-loved family home for many years, the property enjoys a prime location within walking distance of Walmley's popular high street, where a range of daily essential amenities including grocery stores, cafés and pharmacies can be found. Readily-available bus services provide convenient commuting throughout the local area and into Birmingham City Centre, while well-regarded schooling is also located nearby. Benefitting from a recently fitted boiler, solar panels on the rear of the roof, gas central heating and PVC double glazing (both where specified), the internal accommodation briefly comprises a deep entrance hall, a spacious family lounge with charming wood-burning stove, a rear dining room and a fitted breakfast kitchen with accompanying utility room. A guest cloakroom/WC and a versatile office or study complete the ground floor. To the first floor are four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a fully comprehensive en-suite bathroom, while a further family bathroom services the remaining bedrooms. Externally, the home is approached via a tarmac driveway with lawn to the side, leading to a detached double garage with two, 50/50 split doors. The rear garden is mainly laid to lawn with mature shrubs and bushes to the borders, creating a private outdoor setting. Internal inspection is highly recommended to appreciate the space, location and potential on offer. EPC Rating TBC.

Set back from the road behind a multi vehicular tarmac drive with lawn and well-tended shrubs, access is gained into the accommodation via a glazed timber door into:

DEEP ENTRANCE HALL: PVC double glazed window to side, radiator, stairs off to first floor, doors open to lounge, office / study, guest cloakroom / WC, under stairs storage and kitchen.

FAMILY LOUNGE: 16'07 x 12'01: PVC double glazed windows to fore, wood-fired stove set upon a tiled hearth with brick surround, space for complete lounge suite, radiator, door back to entrance hall and double doors open to:

DINING ROOM: PVC double glazed French doors with windows to side open to rear garden, space for dining table and chairs, radiator, double doors back to lounge and door opens to:

KITCHEN: 12'08 x 12'01: PVC double glazed windows and door open to rear garden, matching wall and base units with recesses for fridge, integral oven, grill and dishwasher, edged work surface with one and a half sink drainer unit, gas hob having extractor canopy over, tiled splashbacks and flooring, space for breakfast table and chairs, door back to dining room, to entrance hall and to:

UTILITY: 6'03 x 5'09: PVC double glazed window to side, base units with recess for freezer and washing machine, edged work surface with stainless steel sink and drainer unit, tiled splashbacks and flooring, radiator, door back to kitchen.

OFFICE / STUDY: 7'07 x 5'09: PVC double glazed window to fore, space for desk, radiator, door back to entrance hall.

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

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

BEDROOM ONE: 13'04 x 12'04: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobes, radiator, door to landing and door to:

ENSUITE BATHROOM: PVC double glazed obscure window to fore, suite comprising bath, step-in shower, vanity wash hand basin and low level WC, tiled splashbacks, radiator, door to airing cupboard and door back to bedroom.

BEDROOM TWO: 11'00 x 9'07: PVC double glazed window to rear, space for double bed and complementing suite, radiator, built-in wardrobe, door back to landing.

BEDROOM THREE: 14'03 x 8'11: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 10'11 x 6'05: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising bath, step-in shower cubicle, low level WC and vanity wash hand basin, tiled splashbacks, radiator, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border, with access being given back into the home via doors to dining room and kitchen, a timber door opens to:

DOUBLE DETACHED GARAGE: 18'07 x 17'05 (please check suitability for your own vehicle use): 50/50 split double doors open to driveway.



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: F **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Foxes Meadow, B76 1AW



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.