



- Six bedrromed, extended & renovated
- En-suite shower room to ground floor bedroom
- Well-appointed shower room
- Considerable family lounge
- Substantial fitted breakfast kitchen
- Dining & family area
- Multivehicle drive with security bollards
- Paved rear garden with gravel
- Rear garden room
- Vastly unique & individual



**ORTON AVENUE, WALMLEY, B76 1JL - PRICE GUIDE £550,000**

This impressively updated & extended, six-bedroomed, freehold family home is superbly positioned in the heart of Walmley & offers outstanding internal proportions with exceptional flexibility, making it suitable for a wide variety of purchasers. Set within walking distance of Walmley's popular & bustling high street, the property enjoys easy access to a range of shops, amenities & eateries, while readily-available bus services provide commuting options. Well-regarded schooling is also located nearby, further enhancing the appeal for families. The home has been thoughtfully redesigned & tailored to suit the current vendors' needs, with extensive improvements creating a truly unique living environment. The quality & scale of the alterations are impressive & while photographs provide an indication, they may not fully capture the individuality & versatility on offer. Benefiting from gas central heating & PVC double glazing (both where specified) internal accommodation briefly comprises a porch & welcoming entrance hall, a generous family lounge & a beautifully fitted breakfast kitchen that has been extended to create a superb family & dining space, ideal for modern living & entertaining. A 6th bedroom with en-suite shower room completes the ground floor, offering excellent potential for guests, multi-generational living or home working. To the 1st floor are 5 well-proportioned bedrooms, four of which are comfortable doubles, with the 5th currently utilised as a study or office. A contemporary family shower room services the 1st-floor accommodation. Externally, a sweeping block-paved driveway with security bollards provides ample off-road parking to the front. To the rear, paving is complemented by an attractive raised gravel garden, creating a low-maintenance outdoor space. A garden room has also offers excellent versatility for a variety of uses. To appreciate the space, quality & flexibility of the home on offer, internal inspection is highly recommended. EPC C.

Set back from the road behind a substantial, block paved drive with security bollards being in place, access is gained into the accommodation via a PVC double glazed door with windows to side into:

**PORCH:** Space is provided to sides for storage; an internal obscure glazed door opens into:

**DEEP HALL:** Recessed storage space is provided, door opens to lounge and understairs storage, glazed door to an extended fitted breakfast kitchen, radiator, stairs lead to first floor.

**FAMILY LOUNGE:** 26'02 x 13'11: PVC double glazed windows to fore with French doors having windows to side, open to the extended fitted breakfast kitchen, plentiful space for a complete lounge suite and more, radiators, a single door opens back to entrance hall.

**FITTED BREAKFAST KITCHEN & FAMILY THROUGH DINING AREA:** 32'05 x 22'00 max / 21'04 min: PVC double glazed bifolding doors open to the rear garden, Velux skylights over, matching wall and base units with integral microwave, double oven and dishwasher, recess for freestanding American style fridge/freezer, edged work surfaces with five ring gas hob having extractor canopy over, stainless steel sink unit, radiators, matching splashbacks with tiled flooring that leads to spaces for a complete dining suite and further lounging area for family, media wall with central recess for television and electric fire, PVC double glazed doors with windows to side open back to lounge, glazed door to entrance hall and door to:

**BEDROOM SIX:** 15'10 max / 11'03 min x 8'07: PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door back to kitchen and door to:

**ENSUITE SHOWER ROOM:** Suite comprising shower cubicle, low level WC and vanity wash hand basin, storage behind, panelled and tiled splashbacks, tiled flooring, radiator, door back to bedroom six.

**STAIRS & LANDING TO FIRST FLOOR:** doors lead to five bedrooms and a family shower room, radiator.

**BEDROOM ONE:** 14'07 x 13'08: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM TWO:** 13'09 x 9'03: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 10'11 x 9'08: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

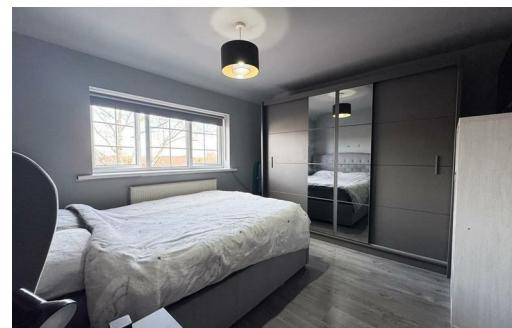
**BEDROOM FOUR:** 11'03 x 10'05: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM FIVE / OFFICE:** 8'07 x 7'10: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

**FAMILY SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising step-in shower cubicle with glazed splash screen doors, vanity wash hand basin and WC, vertical radiator, tiled splashbacks and flooring, door back to landing.

**REAR GARDEN:** Paving advances from the accommodation and leads to a central, ornamental garden space with gravel, access is provided to a rear garden room offering versatility to a prospective purchaser's tastes.

**GARDEN ROOM:** PVC double glazed windows and French doors overlook garden.



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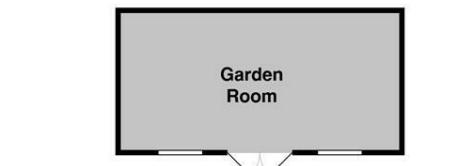
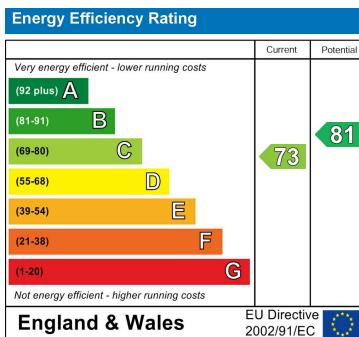
TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D

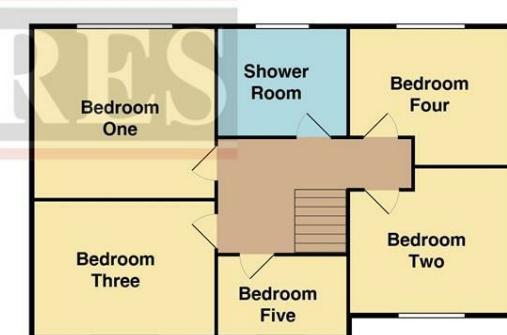
COUNCIL : Birmingham City Council

VIEWING:

Highly recommended via Acres on 0121 313 2888



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 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.