

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Victorian home with immense style
- Two double bedrooms
- Superb family bathroom
- Spacious lounge
- Appealing fitted breakfast kitchen
- Porch and rear boot room
- Immaculate rear garden
- Driveway to fore
- Close to local amenities
- Sought-after position of Sutton Coldfield



**WALMLEY ROAD, WALMLEY, B76 1PA - OFFERS IN THE REGION OF £270,000**

Set in an enviable position within sought-after Sutton Coldfield, this beautifully presented two-bedroom Victorian period family home offers an exceptional blend of character, style, and convenience. Thoughtfully composed throughout and enhanced by a unique, contemporary interior aesthetic, the property is an undeniable showstopper, boasting a clever use of colour and striking design features that create a home of true individuality. Perfectly placed for family living, the property benefits from highly regarded schooling within walking distance, alongside an excellent range of daily amenities, transport links and the stunning natural beauty of New Hall Valley, all positioned close to the home's immediate surroundings. Benefitting from gas central heating and double glazing (both where specified), the internal accommodation briefly comprises: an enclosed porch, an impressive and spacious family lounge, a fitted breakfast kitchen and a practical rear boot room opening directly onto the garden. To the first floor are two generous double bedrooms and a superbly-appointed family bathroom. Externally, the home is approached via a block-paved driveway, whilst the rear garden provides an ideal setting for entertaining and socialising, featuring a paved patio area, a beautifully-maintained lawn and attractive, well-stocked borders that enhance both privacy and appeal. To fully appreciate the accommodation, character and finish on offer, internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a paved drive, with parking to fore, access is gained into the accommodation via a PVC double glazed obscure door into:

**PORCH:** Double glazed window to side, storage, an internal door opens to:

**FAMILY LOUNGE:** 13'11 x 11'02: Double glazed window to fore, space for complete lounge suite, ornamental fire with a tiled surround and period-style mantel over, radiator, glazed door back to porch and a door opens to:

**BREAKFAST KITCHEN:** 13'11 x 12'01: Double glazed window to rear having timber glazed door to boot room, matching wall and base units with recesses for washing machine and free-standing fridge / freezer, integrated oven, roll edged work surface with four ring gas hob having extractor canopy over, one and a half sink drainer unit, tiled splashbacks and flooring, space for breakfast table and chairs, radiator, door back to lounge, stairs off to first floor.

**BOOT ROOM:** 5'06 x 2'09: Glazed windows and door open to rear garden, space is provided for storage.

**STAIRS & LANDING TO FIRST FLOOR:** Glazed window to side, doors open to two bedrooms and a family bathroom.

**BEDROOM ONE:** 12'02 x 10'09: Double glazed window to rear, space for double bed and complementing suite, over-stairs wardrobe area, radiator, ornamental fireplace, door back to landing.

**BEDROOM TWO:** 11'03 x 8'03: Double glazed window to fore, space for double bed and complementing suite, radiator, ornamental fireplace, door back to landing.

**FAMILY BATHROOM:** Obscure double glazed window to side, suite comprising free-standing bath, vanity wash hand basin and high-level WC, radiator, timber panelled splashbacks, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to delightfully-maintained and manicured lawn, offering a variety of shrubs and bushes to the perimeters with access being given back into the home via a glazed 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)

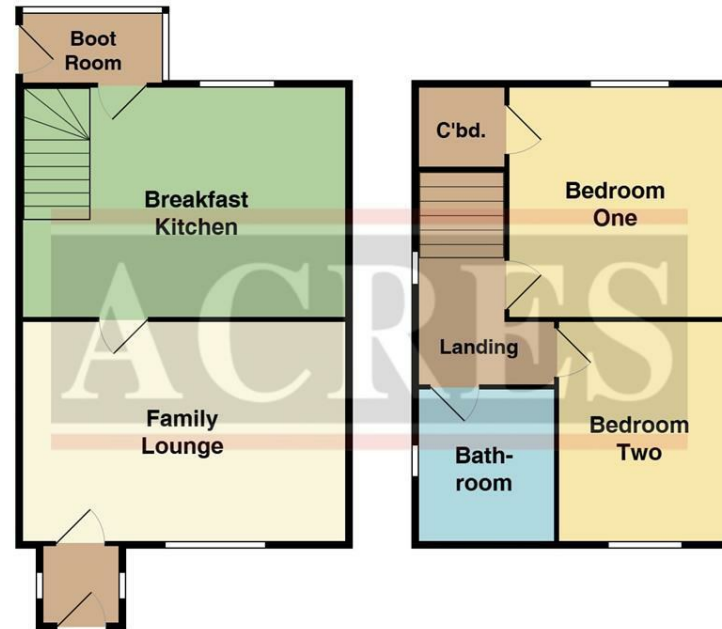
**COUNCIL TAX BAND:** B    **COUNCIL:** Birmingham City Council

**VIEWING:** Highly recommended via Acres on 0121 313 2888

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



Walmley Road, B76 1PA



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.