

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- Superb, executive style, extended and detached home
- Four double bedrooms
- Fully comprehensive bathroom
- Impressive dining room with bay window
- Spacious rear lounge leading to conservatory
- Breakfast area leading to renewed fitted kitchen
- Guest cloakroom/WC & large hall
- Appealing single garage
- Multivehicle drive to fore
- Expansive rear garden



PENNS LANE, WALMLEY, B76 1LG - ASKING PRICE £600,000

This executive-style 4-bedroom detached freehold family home offers superb internal proportions and is a beautifully maintained, much-loved family residence, offering a rare opportunity for a new owner to further personalise an already substantial property. Occupying a prime position close to well-regarded schooling, the home is just a short walk from Walmley's high street, with a wide range of daily essential amenities, including grocery stores, cafés, pharmacies & traditional public house. Readily-available bus services provide ease of commute to surrounding town & city centre locations, making the setting convenient & highly desirable. An impressive extension adds valuable additional living space, creating a versatile layout perfectly suited to growing families, while still offering exciting scope for further customisation if desired. Benefitting from gas central heating & PVC double glazing (both where specified), the internal accommodation briefly comprises a welcoming porch leading into a deep, impressive entrance hall. To the fore sits a substantial dining room, ideal for formal entertaining, while to the rear an appealing family lounge flows into a conservatory, enjoying pleasant views over the garden. A breakfast area leads through to a renewed fitted breakfast kitchen, and a guest cloakroom/WC completes the ground floor. To the 1st floor, 4 impressively proportioned double bedrooms are accessed from a spacious landing, all serviced by a fully comprehensive family bathroom. Externally, a tarmac multi-vehicle driveway with lawned foregarden leads to the property and provides access to a single garage. To the rear, a substantial garden is mainly laid to lawn and framed by well-tended shrubs along the borders, offering a delightful and private outdoor space for relaxation, play and entertaining. To fully appreciate the scale, setting and long-term potential of this outstanding family home, internal inspection is highly recommended. EPC D.

Set back from the road behind a multi vehicular drive, access is gained into the accommodation via a PVC double glazed door with window to side into:

PORCH: Obscured stained glass windows with a stained glass internal door opens to:

ENTRANCE HALL: Obscure doors open to dining room, lounge and breakfast area, doors to under stairs storage and WC, radiator, stairs off to first floor.

DINING ROOM: 16'04 (into bay) x 12'10 max / 11'11 min: PVC double glazed bay window to fore, space for complete dining table and chairs, gas wall-mounted fire, radiator, obscure door back to entrance hall.

REAR FAMILY LOUNGE: 15'03 x 11'11: Sliding patio doors open to rear conservatory, gas coal-effect fire set upon a granite-style hearth with surround and timber mantel over, space for complete lounge suite, an obscure door opens back to entrance hall.

REAR CONSERVATORY: 12'00 x 9'02: PVC double glazed windows and doors to rear, space for garden set, sliding patio doors open back to lounge.

BREAKFAST AREA: 11'01 x 8'11: PVC double glazed window to rear, space for breakfast table and chairs, radiator, obscure door back to entrance hall and further glazed door to:

FITTED BREAKFAST KITCHEN: 14'10 x 10'00: PVC double glazed window to rear with obscure door to side, matching wall and base units with integrated full-size larder fridge and freezer, dishwasher and washing machine, recess for free-standing Aga, edged work surface with extractor canopy over, one and a half ceramic sink drainer unit, tiled splashbacks, radiator, door to garage and door to a clever pantry area, glazed door opens back to breakfast area.

GUEST CLOAKROOM / WC: Suite comprising low level WC and vanity wash hand basin, tiled splashback, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Stained glass windows to fore, doors open to four bedrooms with a split level to bedroom four and a fully comprehensive family bathroom, access to partially boarded loft space via pull-down ladder.

BEDROOM ONE: 14'11 x 10'00: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes, radiator, recess for bed, door back to landing.

BEDROOM TWO: 12'11 x 12'00: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 12'00 x 11'11: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 12'08 x 10'01: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising walk-in shower cubicle with splash screen to side, bath, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, doors to airing cupboard / storage and door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn featuring a charming garden pond, mature, well-tended shrubs and bushes line and privatise the property's border with access being given back into the home via doors to kitchen and conservatory.

GARAGE: 15'07 x 10'03: (please check suitability for your own vehicle use): Up and over garage door to fore, an internal door opens back to kitchen.

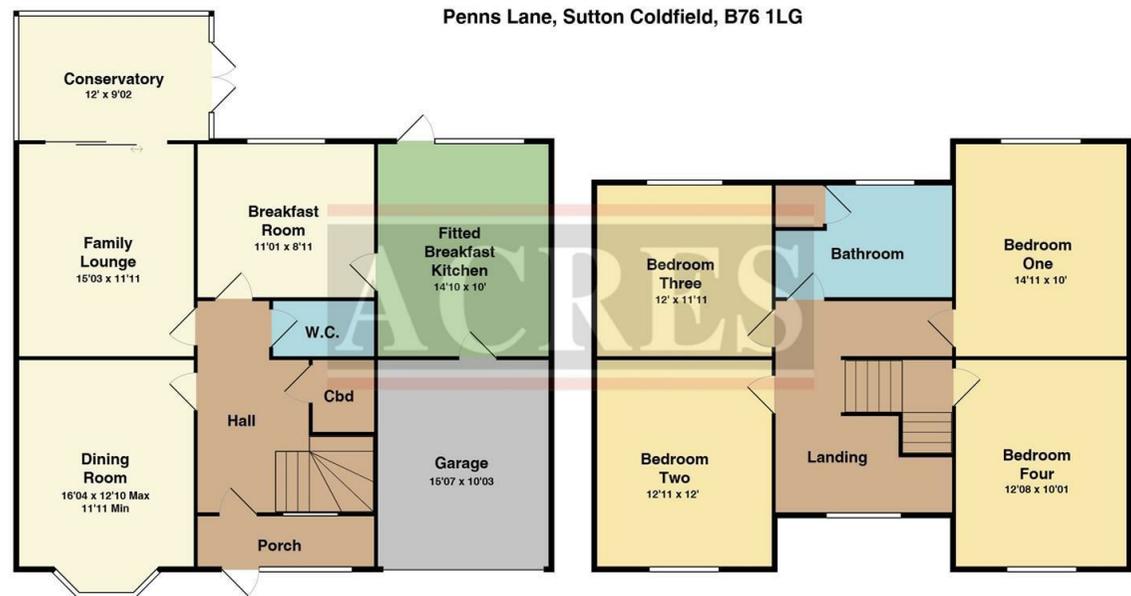


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		



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.