

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Two bedroomed detached bungalow
- Master bedroom with fitted wardrobes
- Family shower room
- Delightful family lounge overlooking rear garden
- Fitted breakfast kitchen
- Private rear garden
- Single garage
- Close to local amenities
- Ideally placed for commuting links
- Well-regarded schooling nearby



GALTON CLOSE, ERDINGTON, B24 0QH - ASKING PRICE £250,000

This delightful two bedroomed freehold detached bungalow is situated in a well-regarded and sought-after location, having convenient transport links, local amenities and well-regarded schooling handily placed nearby. The home enjoys close proximity to the greenery of Pype Hayes Park and the tranquil New Hall Valley just a short walk away, whilst also enjoying the benefits of being ideally located for efficient local commuting onto the Chester Road, and local bus routes offering accessibility to nearby shopping facilities such as The Fort, Sutton Coldfield, Birmingham city centre and beyond. The property benefits from the provision of gas central heating and PVC double glazing (both where specified) and its accommodation briefly comprises: a welcoming entrance hall leading onto a delightful rear family lounge enjoying views to the garden, a fully fitted breakfast kitchen and two well-proportioned bedrooms, with the master benefitting from fully-fitted wardrobes, and a sleek and modern fitted shower room serving the accommodation. Externally the property benefits from a well-maintained and low-maintenance private rear garden laid to paving, and offering a tranquil retreat with opportunity for dining, relaxing and entertaining. A single garage completes the accommodation. Early internal inspection is strongly recommended in order to fully appreciate the accommodation on offer, its convenient local amenities and the opportunity presented. EPC Rating D.

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

ENTRANCE HALL: Internal doors open to breakfast kitchen, family lounge, shower room, two bedrooms and storage, radiator, space is provided for cloaks storage.

FAMILY LOUNGE: 14'08 x 10'09: PVC double glazed French doors open to rear garden, space for complete lounge suite, gas coal-effect fire set upon a granite hearth with matching surround and period mantel over, radiator, door back to entrance hall.

BREAKFAST KITCHEN: 11'08 x 6'10: PVC double glazed window to fore, matching wall and base units with recesses for fridge, freezer, washing machine, integrated oven, roll edged work surface with stainless steel sink drainer unit, four ring gas hob with extractor canopy over, space for breakfast table and chairs, radiator, door back to entrance hall.

BEDROOM ONE: 14'01 x 8'11: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes, radiator, door back to entrance hall.

BEDROOM TWO: 7'11 x 7'08: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to entrance hall.

SHOWER ROOM: PVC double glazed obscure window to side, suite comprising step-in shower with glazed splash screen doors, vanity wash hand basin and low level WC, ladder-style radiator, tiled splashbacks, door back to entrance hall.

REAR GARDEN: A paved patio advances from the accommodation, timber fencing with shrubbery lines and privatises the property's border with access being given back into the home via PVC double glazed French doors to lounge, an obscure glazed door opens to:

SINGLE GARAGE: 15'07 x 7'10: (please check suitability for your own vehicle use): An up and over garage 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)

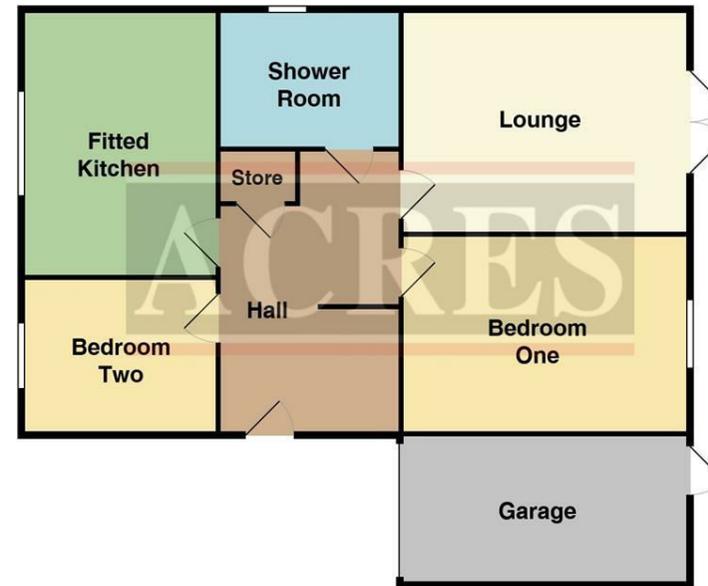
COUNCIL TAX : D

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		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



Galton Close, B24 0QH



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.