

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Four bedroomed, detached family home
- Master with en-suite shower room
- Family bathroom
- Spacious family lounge
- Fitted breakfast kitchen
- Dining room & rear conservatory
- Guest cloakroom/WC & office/play room
- Single garage
- Multivehicle drive to fore
- Private & mature rear garden



FOLDYARD CLOSE, WALMLEY, B76 1QZ - OFFERS IN EXCESS OF £500,000

Set within the highly regarded Oak & Ash estate in Walmley, this four bedroomed, detached, freehold family home occupies a generous plot and presents no chain, as well as spacious internal proportions with clear potential for further personalisation to suit individual tastes and needs. The property enjoys a convenient position within walking distance of a range of sought-after, everyday amenities including grocery stores, pharmacies and eateries, while readily-available bus services can be found at the end of the road on Foldyard Close. Well-regarded schooling and a nearby public park further enhance the appeal of the location for growing families. The home benefits from gas central heating and PVC double glazing, (both where specified), and offers versatile accommodation ideally suited to modern family living. Internal rooms briefly comprise an enclosed porch opening into a welcoming entrance hall, a fitted breakfast kitchen, separate dining room, spacious family lounge and a conservatory providing views over the rear garden. Additional ground floor spaces include a guest WC and a useful office or playroom, offering flexibility for home working or children's needs. To the first floor are four well-proportioned bedrooms, the master enjoying the benefit of an en-suite shower room, while a family bathroom completes the internal accommodation. Externally, a paved driveway leads to the property, which is set back behind a neat lawned foregarden. A single garage is provided and to the rear is a substantial lawned garden with mature shrubs to the boundaries, creating a private and secluded outdoor space. To fully appreciate the size, setting and potential of the property on offer, an internal inspection is highly recommended. EPC Rating C.

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

PORCH: An internal obscure glazed door opens to:

ENTRANCE HALL: Doors open to guest cloakroom / WC, fitted breakfast kitchen, lounge and office / play room, radiator, stairs off to first floor.

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

FAMILY LOUNGE: 15'08 x 12'11: PVC double glazed leaded bow window to rear, space for complete lounge suite, radiator, single door back to entrance hall and double doors open to:

DINING ROOM: 12'05 x 8'05: PVC double glazed sliding door opens to rear conservatory, space for dining table and chairs, radiator, door back to kitchen, double doors to lounge.

REAR CONSERVATORY: 12'11 x 12'08: PVC double glazed windows to rear with French doors opening to side, patio doors open back to dining room.

FITTED BREAKFAST KITCHEN: 17'02 x 8'05: PVC double glazed leaded window to fore, matching wall and base units with recesses for washing machine, dishwasher and fridge / freezer, integrated oven, edged work surface with four ring gas hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, radiator, space for table and chairs, PVC double glazed leaded door with window to side opens to side entrance, doors to dining room and to entrance hall.

OFFICE / PLAY ROOM / POTENTIAL BEDROOM: 16'06 x 7'02: PVC double glazed leaded window to fore, radiator, door to entrance hall and to garage.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed leaded obscure window to side, doors open to four bedrooms, a family bathroom and airing cupboard.

BEDROOM ONE: 13'00 x 10'03: PVC double glazed leaded window to rear, fitted wardrobes, space for double bed and complementing suite, radiator, door to landing and door to:

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

BEDROOM TWO: 11'05 x 10'04: PVC double glazed leaded window to rear, fitted wardrobes, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'11 x 9'01: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR / POTENTIAL OFFICE / PLAYROOM: 7'10 x 6'10: PVC double glazed leaded window to fore, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure leaded window to fore, suite comprising bath with jet function and splash screen to side, pedestal wash hand basin and low level WC, tiled splashbacks, ladder style radiator, door back to landing.

REAR GARDEN: Paving 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 conservatory and kitchen.

GARAGE: 18'06 x 8'01: (please check suitability for your own vehicle use): Obscure door to rear, internal door opens to office / play room, up and over garage door to fore.

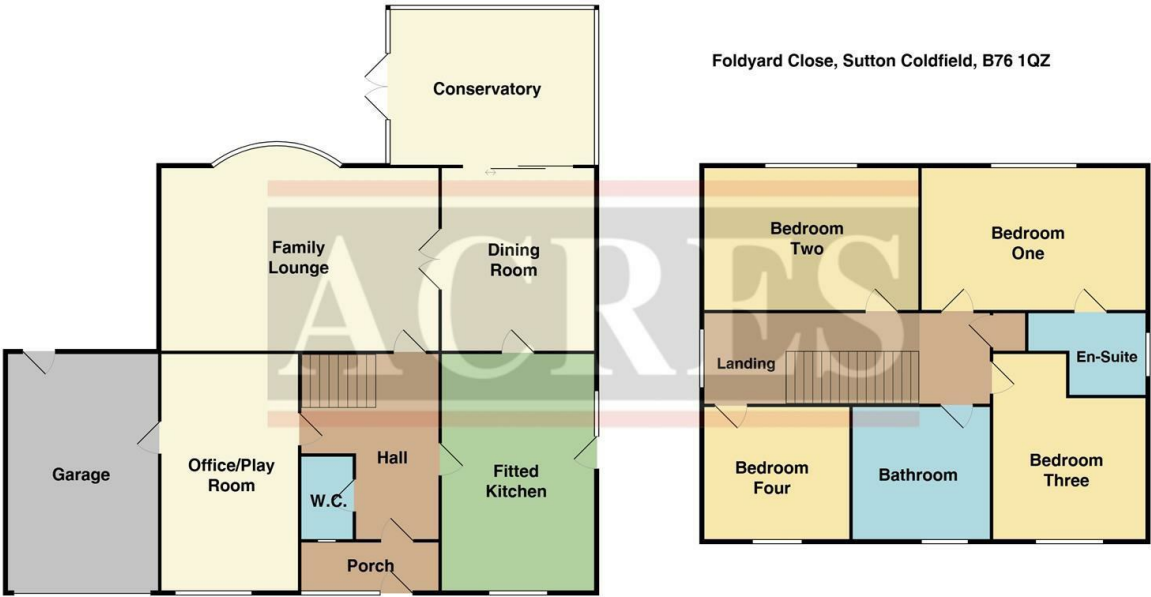


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: E 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
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.