ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- No onward chain
- Five bedroomed, semi detached home
- Fully comprehensive family bathroom
- Downstairs shower room
- Well appointed lounge and dining room
- Recess for kitchen and utility
- Games room/converted garage
- Multivehicle drive to fore
- Rear garden
- Close to amenities

WALMLEY ASH ROAD, WALMLEY, B76 1HY - OFFERS OVER £435,000

This five bedroomed, semi detached, freehold family home in Walmley offers vast opportunity and potential within, with the added benefit of no onward chain. Walking distance to a range of amenities and facilities in Walmley and surrounding areas, immediate shopping facilities are provided onto Walmleys popular high street, with readily available bus services providing ease of commute out of the area. Well regarded schooling is provided nearby, as well as local public parks and green spaces. The home has started its redevelopment in the past 12 months with the home now being offered for sale, ready for a prospective purchasers own personal touch and taste. Benefitting from gas central heating and PVC double glazing (both where specified), internal rooms briefly comprise: porch, entrance hall, lounge, dining room, shower room, a kitchen area (kitchen currently not in situ), a side utility room, converted games room and trades mans entrance. To the first floor are five bedrooms, together with a family bathroom. Externally the home is approached via a tarmac multi vehicle drive, the rear is laid mainly to lawn. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a tarmac drive, access is gained into the accommodation via a PVC double glazed door into:

PORCH: Obscure glazed window leads to entrance hall, access is given to:

ENTRANCE HALL: Access is given to an extended rear family lounge, dining room and kitchen, door to shower room, radiator, access to understairs storage, stairs off to first floor.

DINING ROOM: 13'06 x 12'09: PVC double glazed bow window to fore, radiator, access back to hall.

EXTENDED REAR FAMILY LOUNGE: 19'10 x 12'09: PVC double glazed sliding patio doors to rear garden, radiator, door to hall.

KITCHEN AREA: 11'11 x 11': PVC double glazed window to rear, space is provided for kitchen, access back to entrance hall and an obscure glazed door to:

UTILITY: 13'02 x 9'10: Glazed window with door to side opening to rear garden, door to games room and glazed door back to kitchen, access is provided to side passage/fore.

CONVERTED GARAGE SPACE/GAMES ROOM: 19'07 x 17'03 Max 12'03 Min: PVC double glazed bow window leads to fore, varying uses and currently being available as a games room, door to side passage and utility.

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

STAIRS & LANDING: PVC double glazed window to fore, access to two bedrooms and door to a fully comprehensive bathroom, access to an office/study area through corridor, radiator.

BEDROOM ONE: 13'09 x 11'10: PVC double glazed window to rear, built-in wardrobes having overhead storage, radiator, door back to landing.

BEDROOM TWO: 12'10 x 12'03: PVC double glazed window to fore, built-in wardrobes having overhead storage, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to rear and side, suite comprising bath, low level WC, pedestal wash hand basin, shower cubicle with glazed door to fore and bidet, radiator, door to storage, tiled splashbacks, door back to landing.

OFFICE/STUDY THROUGH CORRIDOR: Glazed bow windows over look stairs, doors back to original landing, access is provided to three further bedrooms through a corridor.

BEDROOM THREE: 12'03 x 9'07: PVC double glazed window to rear, obscure window to corridor with door to side.

BEDROOM FOUR: 10'03 x 8'08: PVC double glazed window to fore, radiator, door back to corridor.

BEDROOM FIVE: 13'01 x 9'09 Max 6' Min: PVC double glazed window to fore, door back to corridor.

REAR GARDEN: Block paved patio leads out from the accommodation, access is given back to the home via doors to utility and lounge.

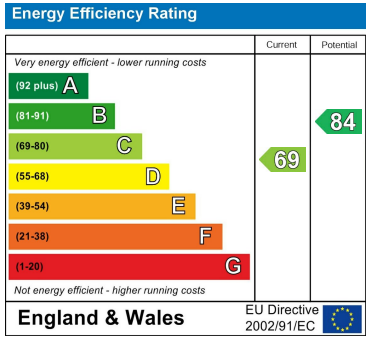
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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

VIEWING: Highly recommended via Acres on 0121 313 2888



Walmley Ash Road, Sutton Coldfield, B76 1HY

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.