ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Four bedroom detached family home
- Ensuite shower room to bedroom one
- Superb family bathroom
- Family lounge with stove-effect fire
- Fitted breakfast kitchen through dining area
- Guest cloakroom / WC
- Block paved driveway and single garage
- Charming low-maintenance rear garden
- Well-regarded schooling nearby
- Sought-after central location





THE WILLOWS, WALMLEY, B76 2PX - OFFERS OVER £625,000

A superbly presented four-bedroom detached family home, occupying a quiet and desirable cul-de-sac position just off the ever-popular Walmley Road, Sutton Coldfield. Thoughtfully renewed by the current owners and offered in genuine turn-key condition, the property provides impressive family living space in an enviable location. The setting is excellent, with New Hall Valley just a five-minute walk away, offering beautiful natural surroundings and open space, well-regarded schooling, a range of shopping amenities and excellent transport links are also readily accessible, making this an ideal home for families. The property benefits from gas central heating and PVC double glazing (both where specified), and internally the accommodation briefly comprises: entrance hall, delightful family lounge with gas stove-effect fire, superb fitted breakfast kitchen opening into a dining area with central island, and guest cloakroom/W.C. To the first floor are four double bedrooms, three with fitted wardrobes, with the principal bedroom benefiting from an en-suite shower room, alongside a pleasant family bathroom. Externally, the home is approached via a block-paved driveway with single garage, whilst the attractive rear garden has been landscaped for low maintenance and provides excellent dining and entertaining space, including a pergola ideal for outdoor cooking. Combining a peaceful position, excellent local amenities and beautifully presented accommodation throughout, this impressive detached home is ready to move straight into. To fully appreciate the quality and appeal of this superb family home, an internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicle block paved drive with artificial turf and shrubs to sides, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL: Internal doors open to an open plan fitted breakfast kitchen / dining area, family lounge and guest cloakroom / WC, radiator, stairs off to first floor.

FAMILY LOUNGE: 18'06 (into bay) x 16'01 max / 11'02 min: PVC double glazed bay window to fore, space for complete lounge suite, gas stove-effect fire set upon a hearth having timber beam mantel over, radiator, door back to entrance hall.

FITTED BREAKFAST KITCHEN THROUGH DINING AREA: 24'02 x 11'06: PVC double glazed windows and French doors open to rear garden, matching wall and base units with integrated fridge, freezer, dishwasher, space for washing machine, oven with grill over, edged work surfaces with ceramic butler-style one and a half sink unit, matching upstands, extractor canopy over an electric hob, space for dining table and chairs, space is provided for breakfast stools to a breakfast island, radiators, a PVC double glazed obscure door opens to side, access is provided back to entrance hall.

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

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

BEDROOM ONE: 16'00 x 11'09: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing and door to:
ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising step-in shower cubicle with glazed splash screen door, vanity wash hand basin and low level WC, ladder-style radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 12'00 x 10'00: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM THREE: 12'00 x 8'06: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM FOUR: 8'02 x 7'01: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with splash screen door, vanity wash hand basin and low level WC, ladder-style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Renewed paving advances from the accommodation and leads to a landscaped garden complete with artificial turf and pergola providing cover, mature shrubs and bushes line and privatise the property's border with access being given back into the home via PVC double glazed doors to kitchen / dining room, a further door also provides access to:

SINGLE GARAGE: (please check suitability for your own vehicle): Up and over garage door to fore.











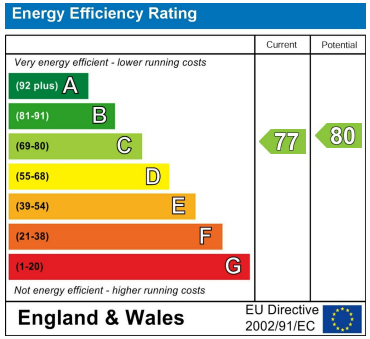

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : F COUNCIL : Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





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 their purpose, or within 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.