

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Four bedroomed, semi detached home
- Master boasting en-suite shower room
- Well-appointed bathroom
- Spacious family lounge
- Renewed fitted breakfast kitchen
- Dining room and guest cloakroom/WC
- Parking to fore
- Well-maintained rear garden
- Close to local amenities
- Well-regarded schooling nearby



**WARREN HOUSE WALK, WALMLEY, B76 1TS - ASKING PRICE £400,000**

This deceptively spacious four-bedroomed, semi-detached freehold family home is ideally situated in a highly sought-after area of Walmley, offering convenient access to the natural beauty of New Hall Valley. The property benefits from a prime location close to Walmley High Street, where a wide range of amenities can be found, including shops for daily essentials, pharmacies, cafés, and more. Well-regarded schools are also nearby, along with regular bus services providing easy commuting throughout the surrounding area. The home is enhanced by gas central heating and PVC double glazing (both where specified) and briefly comprises a welcoming deep entrance hall, a generous family lounge with door leading into a rear dining room, and a recently refitted breakfast kitchen. A guest cloakroom/WC completes the ground floor accommodation. To the first floor, there are four well-proportioned bedrooms, with the master bedroom benefitting from its own en-suite shower room. A family bathroom serves the remaining bedrooms. Externally, the property offers allocated parking, while the rear garden is designed for low maintenance, featuring a combination of artificial turf and slate. Mature shrubs and bushes line the borders, providing both privacy and a pleasant outdoor setting. To fully appreciate the space, location, and quality of this home, an internal viewing is highly recommended. EPC Rating TBC.

Set back from the road behind a shared tarmac drive with allocated parking spaces, access is gained into the accommodation via a paved path with a PVC double glazed obscure door opening into:

**ENTRANCE HALL:** Internal doors open to a family lounge, kitchen, guest cloakroom / WC and under-stairs store, radiator, stairs off to first floor.

**FAMILY LOUNGE:** PVC double glazed bay window to fore, gas coal-effect fire set upon a granite-style hearth having ornamental surround, space for complete lounge suite, radiator, single door back to entrance hall and door opens to:

**DINING ROOM:** PVC double glazed French doors open to rear, space for dining table and chairs, radiator, door back to lounge and a single door opens to:

**FITTED BREAKFAST KITCHEN:** PVC double glazed windows to side and to rear, having obscure door opening to garden, matching wall and base units with integrated dishwasher, double oven and washing machine, recess for free-standing American-style fridge / freezer, recess for microwave, edged work surfaces with sink drainer unit, electric hob having extractor canopy over, tiled splashbacks, radiator, door back to entrance hall.

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

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

**BEDROOM ONE:** PVC double glazed windows to fore, space for double bed and complementing suite, radiator, door back to landing and door to:

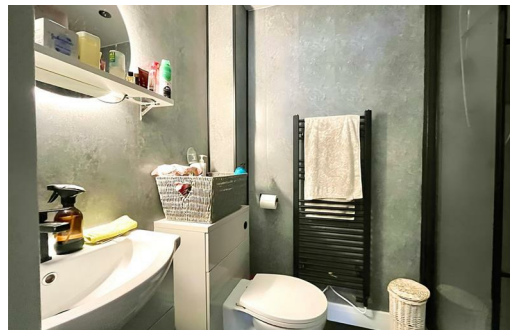
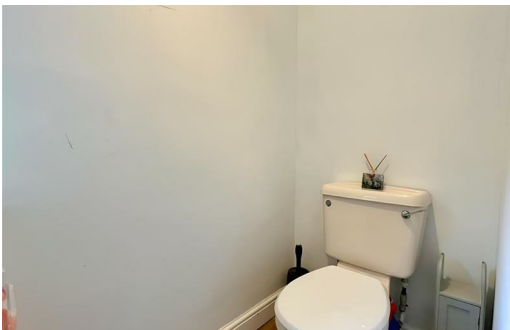
**ENSUITE SHOWER ROOM:** Suite comprising step-in shower cubicle with glazed splash screen doors, low level WC and vanity wash hand basin, ladder-style radiator, panelled splashbacks, door back to bedroom.

**BEDROOM TWO:** PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM FOUR:** PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to side, suite comprising bath, vanity wash hand basin and low level WC, ladder style radiator, panelled splashbacks, door back to landing.



**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)

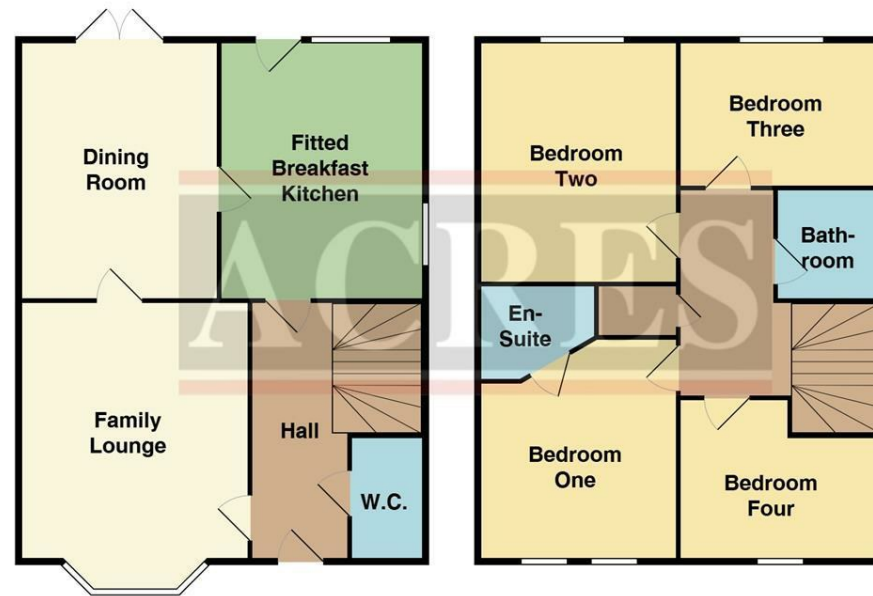
**COUNCIL TAX BAND:** D    **COUNCIL:** Birmingham City Council

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



Warren House Walk, Sutton Coldfield, B76 1TS



**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.