

ACRES

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- Delightful, two bedroomed semi-detached
- Spacious family lounge
- Refitted breakfast kitchen with dining space
- Convenient guest cloakroom/WC
- Two generous double bedrooms
- Principal bedroom with built-in wardrobes
- Refreshed family bathroom
- Bright and well-planned living accommodation
- Private rear garden ideal for entertaining
- Tarmac driveway with EV charging point and off-road parking



OAK WAY, WALMLEY, B76 2PG - O.I.R.O £280,000

This delightfully presented and stylish two-bedroom freehold semi-detached family home occupies a sought-after position on the ever-popular Elm Road estate, just a stone's throw from the outstanding natural beauty of New Hall Valley Country Park. Beautifully maintained throughout, the property is ideally suited to first-time buyers, young families or those looking to downsize, offering well-appointed accommodation ready to move straight into. Conveniently located within walking distance of the excellent amenities available in Walmley, including cafés, restaurants, hairdressers, barbers and everyday shopping facilities, the home also benefits from readily available bus services providing straightforward access to neighbouring towns and Birmingham City Centre. A selection of well-regarded schools further enhances the appeal of this superb location. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a spacious family lounge, inner hallway with guest cloakroom/W.C., and a beautifully refitted breakfast kitchen with ample space for dining. To the first floor are two generously proportioned double bedrooms, with the principal bedroom featuring built-in wardrobes, all complemented by a refreshed family bathroom. Externally, the property is approached via a tarmac driveway incorporating an EV charging point. To the rear, a private garden is laid mainly to lawn and enclosed by substantial timber fencing, creating an ideal space for relaxing, entertaining and family enjoyment. Offering stylish accommodation in a highly desirable location close to open countryside and excellent local amenities, this impressive home must be viewed to be fully appreciated. EPC Rating C.

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

FAMILY LOUNGE: 15'05 x 13'03: PVC double glazed windows to fore, space for complete lounge suite and storage, radiator, stairs off to first floor, door opens to:

INNER HALL: Doors open to guest cloakroom / WC and a fitted breakfast kitchen with dining area.

GUEST CLOAKROOM / WC: Suite comprising vanity corner wash hand basin and low level WC, radiator, tiled splashbacks, door back to inner hall.

FITTED BREAKFAST KITCHEN THROUGH DINING AREA: 15'05 x 7'09: PVC double glazed French doors with windows to side open to rear, contrasting wall and base units with integrated fridge / freezer and oven, recess for washing machine, edged work surface with gas hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, space for dining table and chairs, radiator, door back to inner hall.

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

BEDROOM ONE: 12'05 x 9'08: PVC double glazed windows to fore, space for double bed and complementing suite, fitted sliding mirrored wardrobes, radiator, door back to landing.

BEDROOM TWO: 11'09 x 8'08: 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 P-shaped bath with glazed splash screen door, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to landing.

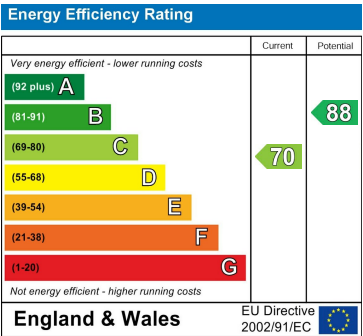
REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border together with timber fencing and gives access down to the side of the home and to drive, as well as French doors back into breakfast kitchen / dining area.



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: C 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 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.