

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Beautifully composed, three bedroomed semi detached
- En-suite shower to master
- Well-appointed family bathroom
- Sizeable lounge through potential dining space
- Fitted breakfast kitchen
- Guest cloakroom/WC
- Block paved, one-in-one-out drive to fore
- Private and mature rear garden
- Set adjacent to green space
- Excellent position close to amenities



HORSFALL DRIVE, WALMLEY, B76 2BT - OFFERS OVER £350,000

This stunning three-bedroom, semi-detached family home is a rare opportunity to acquire a property that blends premium design, enviable location and exceptional convenience. Originally the show home for this desirable estate, the property showcases high-quality internal and external decor that has been beautifully maintained, making it a true standout. Nestled in a delightful position adjacent to open green space and set parallel to a picturesque public park, the home offers both tranquillity and accessibility. The surrounding area is renowned for its outstanding educational opportunities, together with everyday shopping essentials located conveniently within walking distance of the home's front door, with further comprehensive amenities and leisure facilities available in Sutton Coldfield, Wyldes Green, and Birmingham City Centre. Transport links are second to none, with a plethora of bus services easily accessible from the bustling Walmley High Street, ensuring connectivity to key locations in the region. Boasting the provisions of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: deep entrance hall, appealing fitted breakfast kitchen with a variety of integral appliances, sizeable, rear family lounge through potential dining area, guest cloakroom/WC and understairs storage. To the first floor, three well-proportioned bedrooms are provided with the master and second offering sliding mirrored wardrobes, the main bedroom also provides en-suite shower room, all bedrooms are serviced by a family bathroom. Externally a block paved, shared drive leads to the home with double, one-in-one-out parking space to fore, to the rear, seasonal bushes and trees together with timber fencing privatise the perimeter. To fully appreciate the home on offer, its position, plot and internal specification, we highly recommend internal inspection. EPC Rating B.

Set back from the road behind a multi-vehicular shared block paved drive which leads to an in and out parking space for up to two cars, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL:

An initial carpet well radiates from front door, internal doors open to under stairs storage, fitted breakfast kitchen, guest cloakroom / WC and lounge, stairs off to first floor, radiator.

FITTED BREAKFAST KITCHEN: 12'0 x 11'2 max / 10'3 min:

PVC double glazed window to fore, matching wall and base units with recess for fridge / freezer, integrated oven, dishwasher and washing machine, roll edged work surfaces with one and a half stainless steel sink drainer unit, four ring gas hob with extractor canopy over, matching upstands, radiator, space for table, door back to entrance hall.

FAMILY LOUNGE: 17'4 x 12'1:

PVC double glazed French doors open to rear garden, radiator, door to entrance hall.

GUEST CLOAKROOM / WC:

Suite comprising low level WC and pedestal wash hand basin, tiled splashbacks, radiator, door back to entrance hall.

STAIRS & LANDING:

Doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 11'6 x 11'2:

PVC double glazed window to fore, built-in sliding mirrored wardrobe, radiator, space for double bed, door back to landing and to:

ENSUITE SHOWER ROOM:

PVC double glazed obscure window to fore, suite comprising shower cubicle, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 10'5 x 10'1:

PVC double glazed windows to rear, fitted sliding mirrored wardrobes, radiator, space for double bed, door back to landing.

BEDROOM THREE: 12'2 x 6'5:

PVC double glazed window to rear, recess for wardrobe, radiator, door back to landing.

FAMILY BATHROOM:

Suite comprising bath with glazed splash screen to side, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

REAR GARDEN:

A paved patio advances to lawn, mature shrubs and bushes with a timber fence line the perimeter and privatise the accommodation, access is given back into the home via PVC double glazed French doors to lounge.



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)

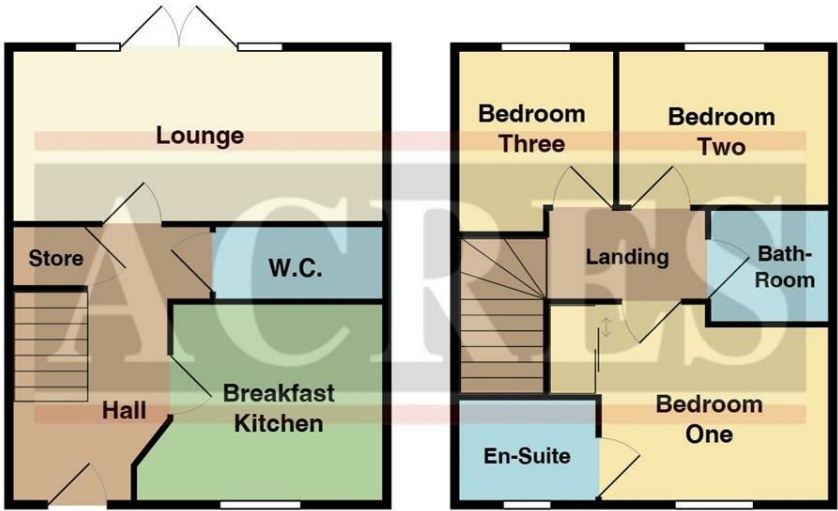
COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Horsfall Drive, Sutton Coldfield, B76 2BT



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 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.