

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- EXTENDED WITH HUGE GARDEN!
- Three bedroomed, semi detached
- Fully comprehensive family bathroom
- Spacious lounge with bay window
- Considerable, fitted breakfast kitchen
- Dining space and lounging area
- Large utility with WC
- Multivehicle drive and single garage
- Superb rear garden with patio areas
- Close to local amenities



ORTON AVENUE, WALMLEY, B76 1JP - OFFERS IN EXCESS OF £415,000

Situated in the highly desirable area of Walmley, Sutton Coldfield, this beautifully presented three-bedroomed extended semi-detached freehold family home offers stylish and spacious accommodation throughout, together with excellent potential for further enlargement, subject to the necessary planning permissions. Ideally positioned within walking distance of an abundance of local amenities including daily essential shopping, well-regarded schooling, readily-available bus services and extensive road links, the property's location is perfectly suited to modern family living. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises: enclosed porch, deep and welcoming entrance hall, attractive family lounge with bay window to the fore, and an impressive open-plan rear breakfast kitchen flowing seamlessly into a dining and lounging area, creating a superb social and entertaining space. A sizeable utility room together with a guest cloakroom/WC completes the ground floor accommodation. To the first floor are three well-proportioned bedrooms, all serviced by a comprehensive family bathroom fitted to a high standard. Externally, the home is approached via a multi-vehicle driveway providing ample off-road parking and access to a single garage. To the rear, a gravelled area extends from the property and leads to a prominent and substantial lawned garden, while a paved patio provides an ideal setting for outdoor dining, entertaining and relaxing during the warmer months. Offering generous accommodation, exceptional presentation and exciting future potential, early internal inspection is highly recommended to fully appreciate the home and opportunity on offer. EPC Rating D.

Set back from the road behind a multi vehicular tarmac drive with a shrubbed garden to side, access is gained into the accommodation via a PVC double glazed door into:

PORCH: An obscure glazed door opens to:

ENTRANCE HALL: Storage space is provided, doors to breakfast kitchen and lounge, radiator, stairs off to first floor.

FAMILY LOUNGE: 13'03 x 11'09 max / 9'09 min: PVC double glazed bay window to fore, space for complete lounge suite, radiator, recess to chimney breast for ornamental fire, door back to entrance hall.

FITTED BREAKFAST KITCHEN THROUGH DINING SPACE: 17'11 x 16'04: PVC double glazed French doors and windows to rear garden, matching wall and base units with integrated dishwasher, oven and grill, edged work surfaces with one and a half stainless steel sink drainer unit, tiled splashbacks, four ring electric hob, radiator, space for dining table and chairs as well as lounging sofa, door opens back to entrance hall and a glazed door opens to:

SIDE PASSAGE / UTILITY: 26'02 x 7'05 max / 3'11 min: PVC double glazed obscure door to rear, with PVC double glazed window to side, obscure door to fore, matching wall and base units with recesses for washing machine, dryer and fridge / freezer, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, glazed door to breakfast kitchen, door to WC, radiator.

WC: Suite comprising low level WC and wash hand basin, tiled splashbacks, door back to utility.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms and a fully comprehensive family bathroom.

BEDROOM ONE: 13'09 x 11'00 max: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

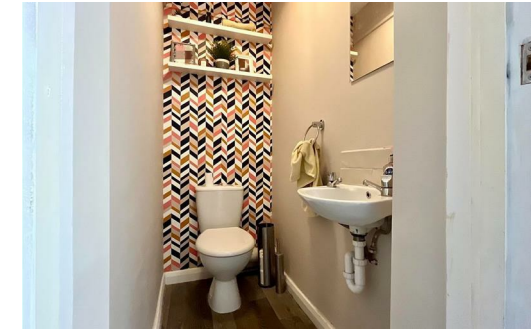
BEDROOM TWO: 12'02 x 11'11: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'01 x 7'11: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising free-standing bath, shower cubicle, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Gravel leads from the accommodation and advances to a prominent lawn, a patio area is provided at the end of the garden, suitable for dining and entertaining.

GARAGE: (Please check suitability for your own vehicle use).



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)

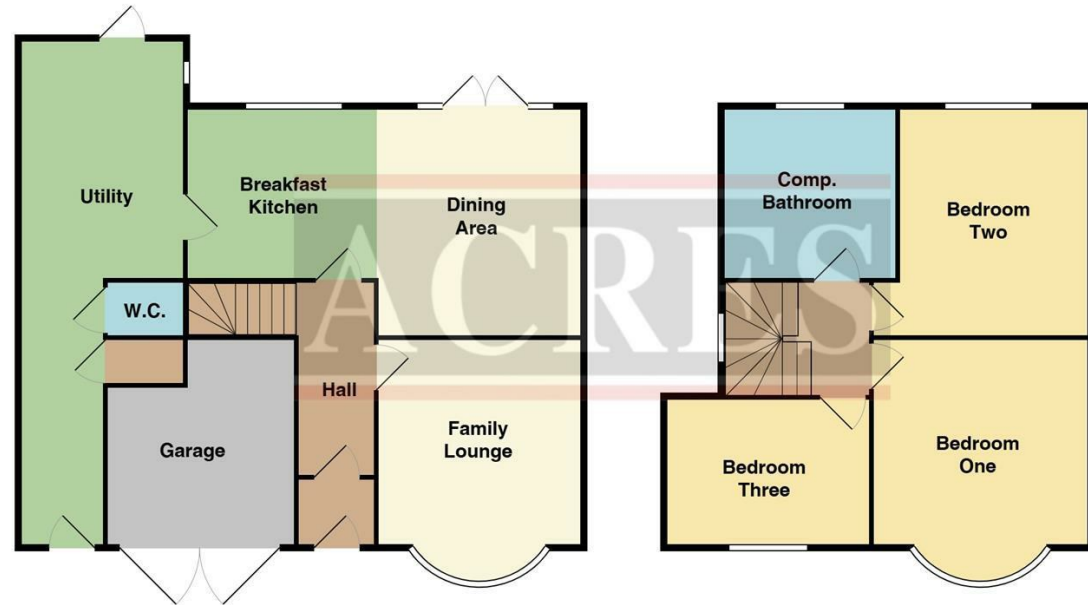
COUNCIL TAX BAND : D **COUNCIL :** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Orton Avenue, Sutton Coldfield, B76 1JP



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.