

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Three bedroomed, mid terraced home
- Superb family bathroom
- Spacious lounge with understairs store
- Rear dining room with patio doors
- Delightful fitted kitchen
- Attractive fore garden
- Appealing rear garden with garage
- Off-road parking through 50/50 timber gates
- No onward chain
- Excellent position close to amenities



***HALFPENNY FIELD WALK, CASTLE VALE, B35 7HT - OFFERS AROUND £220,000***



Nestled within the popular residential area of Castle Vale, this superbly presented, three-bedroomed, mid-terraced family home offers an ideal opportunity for immediate move-in thanks to its impressive standard and no onward chain. Freehold and benefitting from a tasteful and modern interior throughout, the property provides a ready-made solution for families, first-time buyers or those seeking a well-connected location. A wealth of amenities are just a short walk away—including schooling for all ages, shopping facilities, and well-serviced bus links. With gas central heating and PVC double glazing (both where specified), this home combines style, comfort and practicality in equal measure. Its excellent position provides straightforward access to surrounding areas such as Walmley, The Fort and Birmingham city centre. Internally, the home features a welcoming entrance hall leading into a spacious and light-filled family lounge, complete with a useful understairs storage cupboard. Flowing seamlessly from the lounge, a rear dining room offers the perfect setting for entertaining, enhanced by patio doors that open onto the rear garden. The renewed kitchen is both stylish and well-appointed, creating a practical and attractive space for daily use. Upstairs, three generously-proportioned bedrooms benefit from built-in storage or wardrobes, while a superbly fitted family bathroom caters to all rooms with ease. Externally, the home continues to impress. A predominantly lawned fore garden with a paved pathway leads to the entrance, while the rear garden enjoys a mixture of patio and lawn—ideal for outdoor relaxation and family gatherings. Additional features include a side coal store and a single garage, with off-road parking accessible via a 50/50 split timber gate. Internal inspection is strongly recommended to fully appreciate everything this delightful home has to offer. EPC Rating C.

Set back from the road behind a paved path with lawn and mature shrubs to side, access is gained into the accommodation via a PVC composite door with obscure glazed window to side into:

#### **ENTRANCE HALL:**

Door opens to storage, glazed door to lounge, radiator, stairs off to first floor.

#### **FAMILY LOUNGE: 13'07 x 13'04:**

PVC double glazed bow window to fore, space for complete lounge suite, radiator, door to understairs storage, glazed door back to hall and access is provided to:

#### **REAR DINING ROOM: 12'00 x 9'05:**

PVC double glazed patio doors open to rear garden, space for dining table and chairs, radiator, access is given back to lounge and glazed door opens to:

#### **FITTED KITCHEN: 13'02 x 6'09:**

PVC double glazed window to rear, matching wall and base units with recesses for washing machine and fridge / freezer, integrated dishwasher and oven, edged work surfaces with contrasting splashbacks, four ring electric hob with extractor canopy over and sink drainer unit, kitchen wall unit under-lights, glazed door back to dining room.

#### **STAIRS & LANDING:**

Doors open to three bedrooms, a family bathroom and airing cupboard.

#### **BEDROOM ONE: 13'02 x 9'07:**

PVC double glazed window to fore, built-in wardrobes, space for double bed and complimenting suite, radiator, door back to landing.

#### **BEDROOM TWO: 10'09 x 10'02:**

PVC double glazed window to rear, built-in storage, space for double bed and complimenting suite, radiator, door back to landing.

#### **BEDROOM THREE: 10'04 x 6'11 max / 3'11 min:**

PVC double glazed window to fore, radiator, built-in over-stairs storage / wardrobe, door back to landing.

#### **FAMILY BATHROOM:**

PVC double glazed obscure window to rear, suite comprising shower bath with splash screen door to side, vanity wash hand basin and WC, tiled splashbacks, ladder style radiator, door back to landing.

#### **REAR GARDEN:**

A paved patio advances from the accommodation and leads to lawn, access is provided via a PVC door to coal store, a 50/50 split timber gate opens to the rear of the property and provides access to a gravelled parking space, a single garage is also provided.

#### **GARAGE: 16'00 x 8'00: (please check suitability for your own vehicle use):**

Up and over garage door to fore.



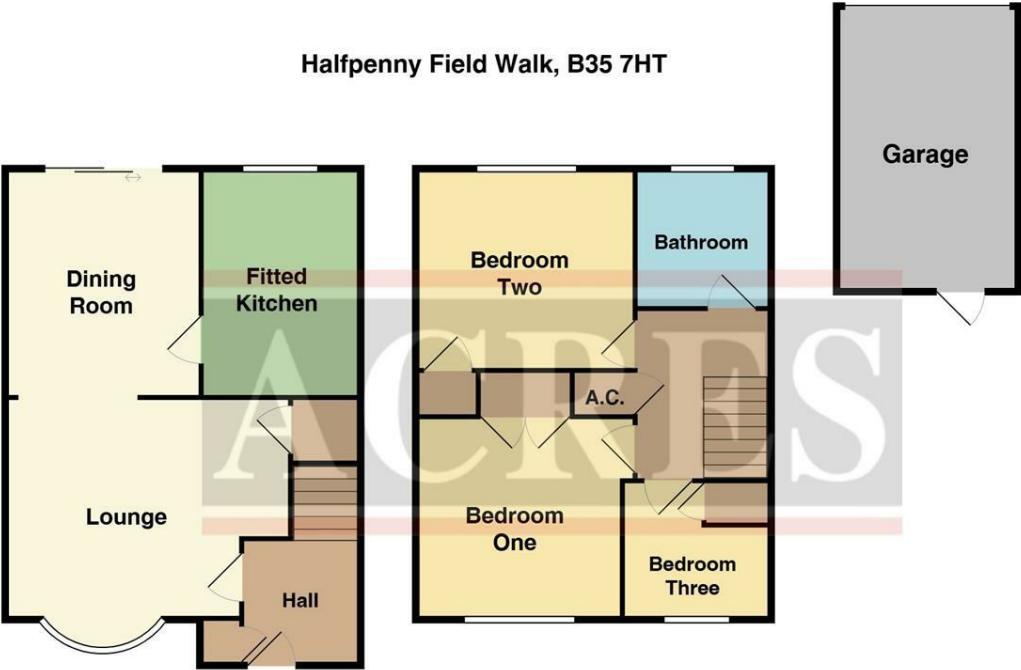
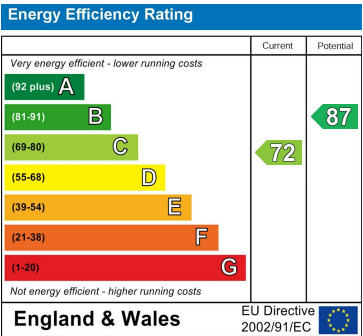




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888



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.