



- Two bed roomed, impressively presented first floor maisonette
- Fitted kitchen
- Spacious lounge
- Delightful bathroom & separate WC
- Sizeable rear garden
- No onward chain
- Excellent position close to amenities
- Strong leasehold term
- Well-regarded schooling nearby
- Ready to move in



WALMLEY ASH ROAD, WALMLEY, B76 1JA - OFFERS AROUND £185,000

Set in the heart of Walmley, just a short walk from the area's extensive shopping amenities, facilities, and local services, this two-bedroomed, first-floor maisonette offers a fantastic opportunity for a wide range of prospective purchasers. Whether you're a first-time buyer, downsizer, or investor, this well-presented and conveniently located home delivers comfort, space, and practicality in equal measure. Walmley itself is known for its well-regarded schools, strong sense of community, and excellent transport links, with readily-available bus services and major road networks nearby providing ease of commute to Sutton Coldfield, Birmingham and beyond. Internally, the property is beautifully maintained and ready for immediate move-in, while also offering scope for personalisation. With no onward chain and the rare bonus of a private rear garden, this home combines low-maintenance living with the benefits of outdoor space. The accommodation briefly comprises a private entrance hall with stairs leading to the first floor, an inner hallway/landing with doors radiating to a spacious and welcoming family lounge, a fitted kitchen, two generously-proportioned bedrooms, a well-appointed family bathroom, and a separate WC, providing a well-balanced and versatile layout. Externally, the property is approached via a paved path which continues along the side of the home and into the rear garden—a surprisingly spacious and attractively presented outdoor area, ideal for relaxing, gardening, or entertaining. The property also benefits from the provision of gas central heating and PVC double glazing (both where specified), ensuring energy efficiency and year-round comfort. This is a deceptively spacious and appealing home in a highly desirable area. Internal viewing is strongly recommended to fully appreciate everything this property has to offer. EPC Rating C.

Set back from the road behind a paved path, access is given into the property via a front door.

ENTRANCE HALL / STAIRS TO LANDING:

PVC double glazed window to side, an internal door opens to landing, with access being given into lounge, kitchen, bathroom, guest WC and two bedrooms.

FAMILY LOUNGE: 15'11 x 12'00:

PVC double glazed window to fore, space for complete lounge suite and dining table with chairs, radiator, door back to landing.

FITTED KITCHEN: 7'09 x 6'08:

PVC double glazed window to side, matching wall and base units with integrated oven, recesses for washing machine and free-standing fridge / freezer, roll edged work surfaces with four ring gas hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, access back to landing.

BEDROOM ONE: 12'08 x 10'05:

PVC double glazed windows to fore and to side, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 11'05 x 7'01:

PVC double glazed window to rear, space for double bed and complementing suite, built-in wardrobes over stairs, radiator, door back to landing.

FAMILY BATHROOM:

Suite comprising bath with glazed splash screen door to side and vanity wash hand basin, ladder style radiator, tiled splashbacks, door to storage and door back to landing.

GUEST CLOAKROOM / WC:

PVC double glazed obscure window to side, suite comprising low level WC, door back to landing.

REAR GARDEN:

Access is provided to lawn, mature shrubs and bushes line and privatise the property's border with access being given back to a side path and access to the front door.

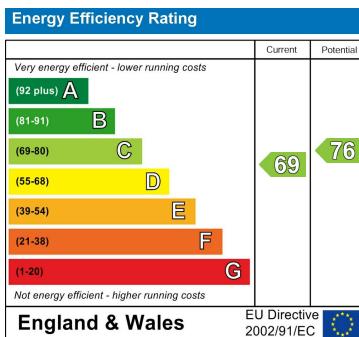


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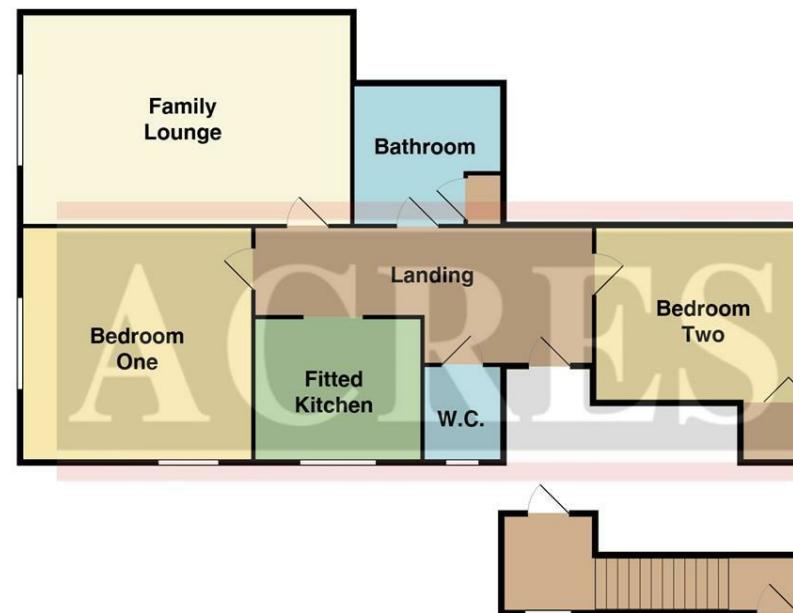
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888



Walmley Ash Road, Sutton Coldfield, B76 1JA



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.