

ACRES

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- Three bedroomed, mid terraced family home
- Master boasting en-suite shower room
- Well-appointed family bathroom
- Spacious lounge through rear dining area
- Renewed fitted kitchen
- Attractive guest cloakroom/WC
- Tarmac & lawned drive to fore
- Single garage with insulated garage door
- Landscaped low-maintenance rear garden
- Immaculately presented



SWALE ROAD, WALMLEY, B76 2BH - OFFERS IN EXCESS OF £335,000

An impressive and boastful, three bedroomed, mid terraced, freehold family home in Walmley occupying a delightful position well within a sought-after development, having benefitted from thoughtful and tasteful interior modernisation. Walking distance to a variety of amenities upon Walmleys bustling high street, an array of daily facilities, beauticians, pharmacies and eateries are obtainable whilst readily-available bus services ensure ease of commute to surrounding town and city centre locations. Well-regarded schooling being placed nearby is also one of the key benefits and ensures suitability for a variety of families. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: entrance hall, deep family lounge with box bow window to fore expanding into a rear dining space, the typical bay window at the back of the home has been replaced with a French door offering immediate access to the landscaped garden, an updated kitchen bespoke with granite composite work surface and a guest cloakroom/WC completes the ground floor accommodation. To the first floor are three well-proportioned bedrooms, the master and third boasting fitted wardrobes, an en-suite shower room is supplied from the main bedroom whilst a family bathroom services all other rooms. Externally the home is approached via a tarmac drive with lawn to side, a renewed, insulated garage door opens into a single garage space, the rear landscaped garden is ripe for socialising and entertaining. To fully appreciate the accommodation on offer, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a tarmac drive with paved path and lawn to side, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL: Door opens to a family lounge through dining area, radiator, stairs off to first floor.

FAMILY LOUNGE / DINING AREA: 26'09 x 9'08 max / 7'05 min: PVC double glazed box bow window to fore, space for complete lounge suite and dining table with chairs, Aegean limestone fireplace with electric inset fire, radiators, PVC double glazed bay windows with door open to rear patio, door to under stairs storage and back to entrance hall.

FITTED KITCHEN: 11'07 x 7'11 max / 5'01 min: PVC double glazed window to rear having door to side, matching wall and base units with recesses for fridge / freezer, integral double oven and microwave, edged granite composite work surface with four ring gas hob having extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks, door back to lounge, further doors open to single garage and:

GUEST CLOAKROOM / WC: PVC double glazed obscure window to rear, suite comprising low level WC and vanity wash hand basin, radiator, tiled splashback, door back to kitchen.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms, a family bathroom and airing cupboard.

BEDROOM ONE: 10'10 x 9'08: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door to landing, refitted double wardrobes provide walkway into:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to fore, suite comprising step-in shower cubicle, pedestal wash hand basin and low level WC, stainless steel ladder-style radiator, tiled splashbacks and flooring, door back to bedroom.

BEDROOM TWO: 9'05 x 7'11: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'05 x 6'03: PVC double glazed window to rear, space for bed and complementing suite, built-in wardrobes, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with bi-folding splash screen door to side, vanity floating wash hand basin and low level WC, ladder-style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN: A renewed, landscaped rear garden is provided with an initial patio suitable for dining and entertaining, which leads to a side path with prominent lawn, mature shrubs and bushes line and privatise the property's border with access being given to a rear access point suitable for disposing of garden waste.

SINGLE GARAGE: 16'07 x 8'01: (please check suitability for your own vehicle use): Plumbing is provided for washing machine and dryer, internal door opens to kitchen, a 50/50 split insulated garage door opens 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)

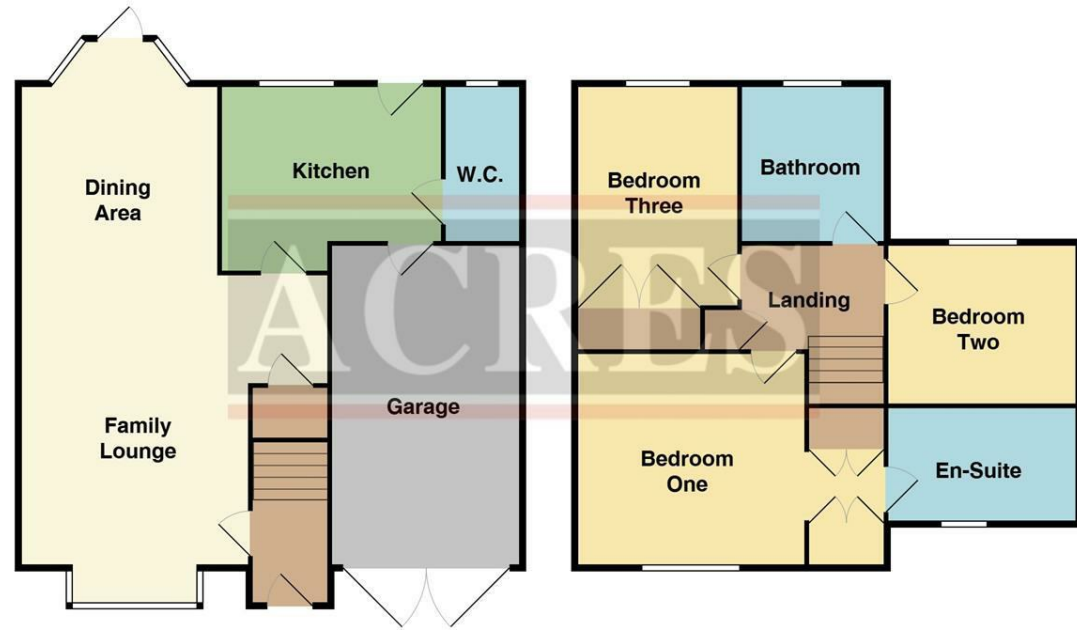
COUNCIL TAX BAND: D **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	74	
(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		



Swale Road, Sutton Coldfield, B76 2BH



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.