

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- ***South facing garden***
- Three bedroomed, extended semi detached
- Fully comprehensive bathroom
- Spacious lounge
- Extended breakfast kitchen with dining
- Guest cloakroom/WC and porch
- Impressive rear garden with patio
- Side garage
- Multivehicle drive
- Close to local amenities



STEPHENS ROAD, SUTTON COLDFIELD, B76 2TP - ASKING PRICE £350,000

Set within a highly sought-after position in Sutton Coldfield, this impressive three-bedroom semi-detached freehold family home offers generous internal proportions, modern décor throughout and excellent scope for further personalisation. Ideally placed within walking distance of a variety of everyday amenities and facilities in Walmley and wider Sutton Coldfield, the property also benefits from well-regarded local schooling and readily-available bus services along Springfield Road, providing convenient access to surrounding areas. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a welcoming porch leading into an entrance hall, guest cloakroom/WC, an attractive lounge with bay window and an extended fitted breakfast kitchen offering ample space for dining and additional family lounging. To the first floor are three excellent bedrooms together with a comprehensive family bathroom. Externally, the home is approached via a block paved driveway with lawn to side, whilst access is provided to the rear garden and single garage. The rear garden is laid mainly to lawn and enjoys a desirable south-facing aspect, making it ideal for enjoying sunshine throughout the summer months. To fully appreciate the accommodation and potential on offer, internal inspection is highly recommended. EPC Rating TBC.

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

PORCH: An internal obscure glazed door opens to:

ENTRANCE HALL: Glazed doors to breakfast area / dining room through kitchen and family lounge, door to guest cloakroom / WC and under-stairs storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 14'00 (into bay) x 11'11 max / 11'05 min: PVC double glazed leaded bay window to fore, space for complete lounge suite, gas coal-effect fire set upon a granite hearth with matching surround and mantel over, radiator, glazed door back to entrance hall, glazed double doors open to:

EXTENDED BREAKFAST KITCHEN / DINING AREA: 21'07 x 17'02 Max / 9'08 Min: PVC double glazed bi-folding doors open to rear garden, PVC double glazed obscure window to side, matching wall and base units with recesses for washing machine, integral fridge / freezer and oven, edged work surface with integral sink and draining area to side, four ring gas hob with extractor canopy over, matching upstands and tiled splashbacks, radiator, space for dining table and chairs as well as lounging suite, glazed double doors open back to lounge, a glazed single door opens back to entrance hall.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising low level WC and vanity wash hand basin, tiled splashbacks, door back to entrance hall.

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

BEDROOM ONE: 14'04 x 10'10: PVC double glazed leaded bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 12'00 x 10'10: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'11 x 6'06: PVC double glazed leaded window to fore, space for bed and complementing suite, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, shower cubicle with glazed splash screen doors, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN: A renewed paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border with access being given back into the home via PVC double glazed bi-folding doors to kitchen, access is also provided to a:

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

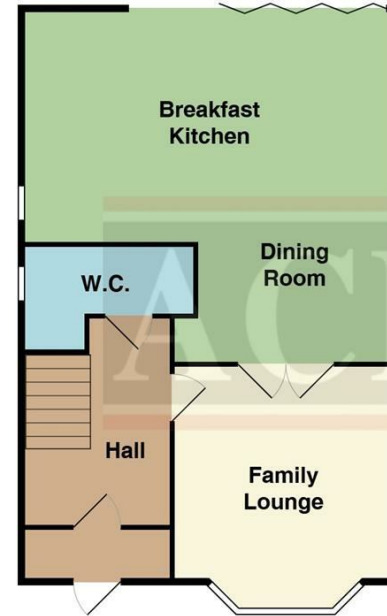
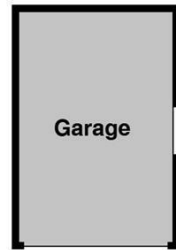


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

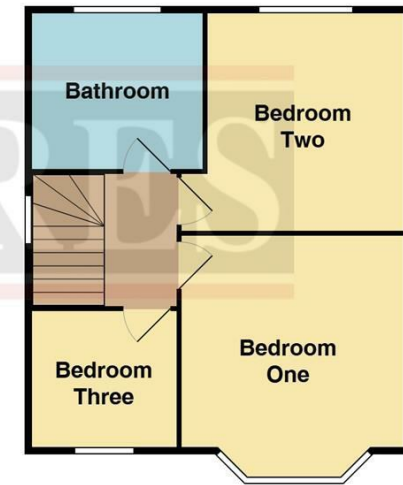
COUNCIL TAX BAND: D **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

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



Stephens Road, Sutton Coldfield, B76 2TP



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.