

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- No onward chain!
- Extended and converted, three bedroomed detached
- Well-appointed shower room and WC
- Spacious lounge and dining room
- Extended fitted breakfast kitchen
- Utility and downstairs shower room
- Converted office/study space
- Multivehicle tarmac drive to fore
- Substantial rear garden
- Excellent position close to amenities



**HEMLINGFORD ROAD, WALMLEY, B76 1JQ - OFFERS IN THE REGION OF £400,000**

This impressive three bedroomed, detached, extended and converted freehold family home occupies a highly desirable and sought-after position within Walmley, perfectly placed just a short walk from well-regarded local schooling with no onward chain. The property is ideally situated to take full advantage of Walmley's popular high street, offering a wide range of everyday amenities including pharmacies, cafés and convenience shopping, while excellent bus links provide straightforward access to surrounding towns and city centre locations. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation is both spacious and versatile, thoughtfully arranged to suit modern family living. Briefly comprising a welcoming porch leading into a deep entrance hall, the home opens into a generous family lounge and a well-appointed dining room, ideal for both everyday living and entertaining. A fitted breakfast kitchen is complemented by a separate utility area, while a convenient downstairs shower room and a dedicated office/study further enhance the ground floor layout. To the first floor, three well-proportioned double bedrooms are served by a separate shower room and WC, completing the internal accommodation. Externally, the property is set behind a multi-vehicle driveway providing ample off-road parking. To the rear, an expansive and substantial garden offers a variety of spaces for dining and entertaining, with a combination of lawn, paved patios and gravelled areas creating a private and versatile outdoor setting. To fully appreciate the size, setting and potential of this superb family home, internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a multi-vehicular tarmac drive, access is gained into the accommodation via glazed double doors into:

**PORCH:** PVC double glazed obscure windows and door open to:

**ENTRANCE HALL:** Doors open to office / study, dining room, lounge, kitchen and storage, radiator, stairs off to first floor.

**DINING ROOM:** 28'06 (through lounge) x 10'01: PVC double glazed bay window to fore, space for dining table and chairs, radiator, door back to entrance hall and access is provided to:

**FAMILY LOUNGE:** PVC double glazed French doors with windows to side open to conservatory, radiator, ornamental fire set upon a tiled hearth having period mantel over, access is provided back to dining room.

**REAR CONSERVATORY:** 11'00 x 8'10: PVC double glazed windows and French doors open to garden, space for lounging suite, French doors open back to lounge.

**BREAKFAST KITCHEN:** 16'03 x 8'10: PVC double glazed box bay window to rear, matching wall and base units with recesses for dishwasher and fridge / freezer, integrated oven with grill over, edged work surface with one and a half stainless steel sink drainer unit, four ring gas hob having extractor canopy over, matching upstands, tiled splashbacks and flooring, ladder style radiator, door to entrance hall and door opens to:

**UTILITY:** 6'08 x 6'00: PVC double glazed window and door open to rear garden, wall and base units with recesses for washing machine, roll edged work surface with stainless steel sink drainer unit, recess for freezer / fridge, tiled splashbacks and flooring, door back to kitchen and to:

**DOWNSTAIRS SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising shower cubicle with glazed splash screen door, low level WC and wash hand basin, tiled splashbacks and flooring, door back to utility.

**OFFICE / STUDY:** 14'01 x 7'05: PVC double glazed bow window to fore and obscure window to side, space for office furniture or potential bedroom space, radiator, door back to entrance hall.

**STAIRS & LANDING TO FIRST FLOOR:** PVC double glazed obscure window to side, doors open to three bedrooms, a shower room and WC.

**BEDROOM ONE:** 14'00 x 10'01: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM TWO:** 14'05 x 10'01: PVC double glazed bay window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 10'00 x 7'05: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

**SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising step-in shower with glazed splash screen to side and pedestal wash hand basin, radiator, glazed doors to storage, tiled splashbacks, door back to landing.

**WC:** PVC double glazed obscure window to rear, suite comprising low level WC, radiator, tiled splashbacks, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and offers access to varying dining and socialising areas, gravel as well as lawn are both provided, mature shrubs and bushes line and privatise the property's border, with access being given back into the home via doors to utility and to conservatory.

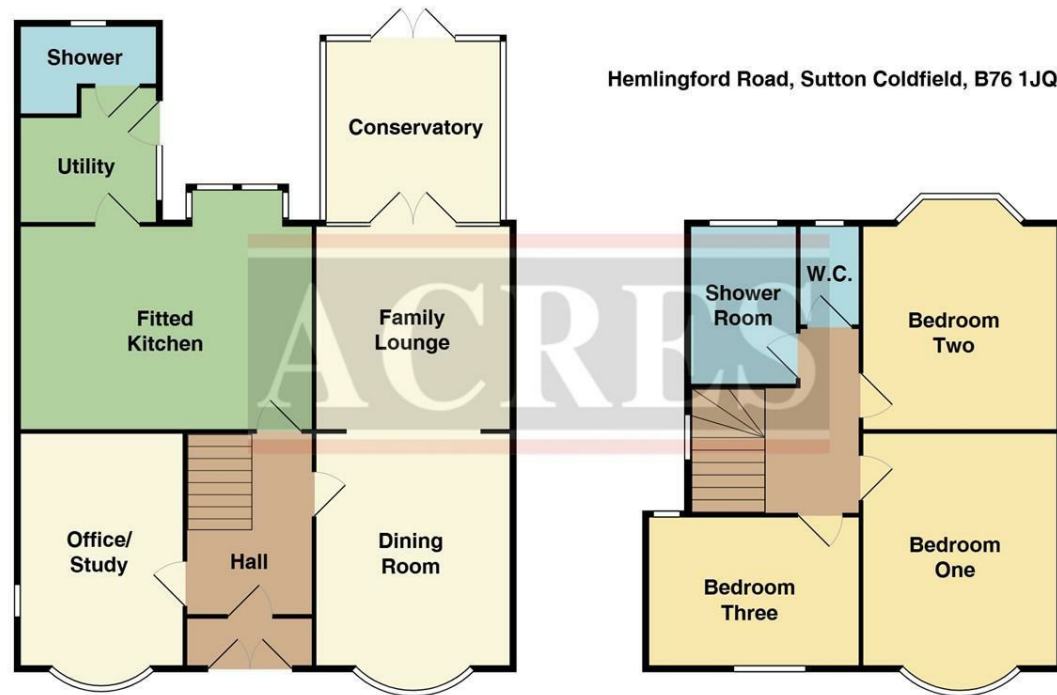


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



**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.