

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- A stunning modern style detached residence
- Entrance hall and guests cloakroom
- Generous living room
- Dining room
- Refitted breakfast kitchen
- Landing with study area
- Master bedroom with ensuite
- Three further bedrooms
- Fore garden with access to garage
- Lovely well manicured rear garden



32 HATHERDEN DRIVE, WALMLEY, B76 2RB ~ Offers around £525,000

Acres are delighted to offer for sale this beautifully presented, modern styled detached residence that is freehold and council tax band E. Ideally located on an extremely popular residential development. The interiors very briefly include, entrance hall, guests cloakroom, generous family lounge with entertaining doors through to dining room, re-fitted breakfast kitchen with a range of white high gloss units. To the first floor is a landing with study area to one side, master bedroom suite with bedroom and en-suite shower room, plus three further excellent double bedrooms and re-fitted luxury family bathroom. Outside is a fore garden with lawn and driveway to garage front and to the rear is a beautifully manicured rear garden with patio, lawn and planted borders. Viewing is essential to appreciate what a stunning family home this is.

Access is via a fore garden with lawn and planted shrubs, driveway leading to garage front, feature double glazed reception door with double glazed panel to side, leading to;

HALLWAY:

Having newel and balustrade staircase to first floor, coving to ceiling, radiator, door to living room and;

GUEST CLOAKROOM:

Having a white close coupled WC, wash hand basin, radiator and extractor fan

LOUNGE: 16'00" MAX (INTO BAY), 14'02" MIN X 10'07"

A beautifully presented and spacious front lounge with double glazed bay window to front, coving to ceiling, two radiators, traditional style fire surround with marblesque back and hearth housing fitted electric living flame effect fire and double entertaining door through to;

DINING ROOM: 8'102 X 11'10" MAX, 9'06" MAX

With double glazed double doors to rear garden, two double glazed windows, coving to ceiling and radiator

BREAKFAST KITCHEN: 15'10" X 8'10"

A wonderful modern style refitted breakfast kitchen with a range of white high gloss units to include drawer, base and eye level units with work surface over and matching upstands, one and a half bowl sink and drainer, integrated dishwasher and fridge freezer, four ring induction hob with glazed splashbacks and extractor hood, electric double oven/grill combi, tiled floor, vertical radiator, cupboard housing wall mounted gas central heating boiler and double glazed window and door leading to rear garden

FIRST FLOOR LANDING:

An outstanding landing space having a study area with work station and shelving, double glazed window, spotlights to ceiling and doors into;

MASTER BEDROOM: 11'08" MIN, 12'08" MAX (INTO DOORWELL) X 10'07"

Having double glazed window to front, radiator, big double wardrobe and door into;

ENSUITE:

Having a self contained shower cubicle with fitted shower, white wash hand basin, close coupled W.C, tiling with rectangle border to part walls, radiator and double glazed opaque window

BEDROOM TWO: 9'10" MIN, 11'10" MAX (INTO DOORWELL) X 8'06"

An excellent double bedroom with double glazed window to front and radiator

BEDROOM THREE: 9'10" X 9'00"

Having a double glazed window to rear and radiator

BEDROOM FOUR: 9'08" X 7'00"

A fourth bedroom having double glazed window to rear and radiator

FAMILY BATHROOM:

Having a white suite comprising panelled bath with overhead shower and glazed shower screen, wash hand basin, close coupled W.C, stylish tiling to part walls, inset spotlights and extractor fan to ceiling, chrome ladder style radiator/towel rail and tiled flooring

REAR GARDEN:

Having paved patio area leading to a lawn, mature trees and shrubs and paved seating area to the rear

GARAGE: (Please check the measurements of this garage for your own vehicle use)

Having up and over door

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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.



VIEWING:

**COUNCIL TAX BAND:
FIXTURES & FITTINGS:**

E
As per sales details.

Recommended via Acres on 0121 313 2888

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

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE, IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

