

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk

- Impressively converted, three bedroomed home
- Well-appointed family bathroom
- Spacious family lounge with French doors
- Delightful, fitted breakfast kitchen
- Appealing ground floor guest cloakroom/WC
- Converted garage space boasting varying use
- Multivehicle block paved drive
- Low maintenance rear garden
- Superb position close to vast amenities
- Beautifully updated throughout



***FALKLAND WAY, SMITHS WOOD, B36 0LT - OPEN TO OFFERS £230,000***

This deceptively spacious, converted and modern-styled freehold mid-terraced family home is superbly positioned in Smiths Wood, offering impressive proportions and beautifully-presented interiors, ideal for a wide range of prospective purchasers. Conveniently located within walking distance of local shopping amenities and readily-available bus transport, the property also benefits from excellent road links, with the M6 and M42 close by, providing ease of access both locally and further afield. Well-regarded schooling is available nearby, along with an array of green spaces, perfect for families and outdoor leisure. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation is both versatile and well planned. Internally, the property briefly comprises a welcoming porch leading into an entrance hall, which opens into a sizeable fitted breakfast kitchen, ideal for everyday dining. A spacious family lounge provides a comfortable living area, while a guest cloakroom/WC adds convenience. A converted garage space further enhances the ground floor, offering an excellent opportunity for a home office, study or additional reception room depending on individual needs. To the first floor, three well-proportioned bedrooms are presented, all thoughtfully arranged and complemented by a family bathroom, completing the internal accommodation. Externally, the property is approached via a multi-vehicle block paved driveway. To the rear, the garden has been thoughtfully improved to provide a low maintenance yet highly functional outdoor space, featuring renewed paving, artificial turf, a pergola and an extendable canopy, creating ideal areas for dining and entertaining during the warmer months. Combining space, style and practicality in a convenient location, this home can only be fully appreciated through internal inspection. EPC Rating TBC.

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

**PORCH:** Obscure window to WC, glazed door to inner hall, door to study / office / multi purpose room, door to storage.

**ENTRANCE HALL:** Doors open to guest cloakroom / WC, lounge and glazed door to kitchen, radiator, under-stairs storage space, stairs off to first floor.

**FITTED KITCHEN:** 16'05 x 9'05: PVC double glazed window to fore, matching wall and base units with integrated dishwasher, washing machine and oven with grill over, recess for free-standing American-style fridge freezer, roll edged work surface with sink drainer unit, four ring gas hob having extractor canopy over, matching upstands, radiator, space for breakfast table and chairs, glazed door back to entrance hall.

**FAMILY LOUNGE:** 15'06 x 12'09: PVC double glazed French doors with windows to side open to rear, ornamental fire set upon a granite hearth with mantel over, space for complete lounge suite, radiator, door back to entrance hall.

**OFFICE / STUDY / MULTI PURPOSE ROOM:** 19'01 x 7'07: PVC double glazed window to fore, space for varying uses, radiator, door back to porch.

**GUEST CLOAKROOM / WC:** Obscure window to porch, suite comprising low level WC and corner wash hand basin, tiled splashbacks, door back to entrance hall.

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

**BEDROOM ONE:** 13'06 x 9'05: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM TWO:** 12'04 x 8'11: PVC double glazed window to rear, space for double bed and complementing suite, built-in sliding wardrobes, radiator, door back to landing.

**BEDROOM THREE:** 9'04 x 6'09: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

**BATHROOM:** PVC double glazed obscure window to fore, suite comprising P-shaped bath with curved splash screen to side, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation with artificial turf being provided, varying spaces for dining and entertaining, with access being given to storage and PVC double glazed doors with windows to side open back to lounge.



**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:** A    **COUNCIL:** Solihull MBC

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
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.