

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- NO ONWARD CHAIN
- Three bedroomed semi detached family home
- Well-appointed family shower room
- Spacious lounge through dining area
- Extended rear family area
- Attractive fitted kitchen
- Rear garden laid to patio
- Versatile converted garage space
- Excellent position close to amenities
- Well-regarded schooling nearby



DOVEBRIDGE CLOSE, SUTTON COLDFIELD, B76 2UH - ASKING PRICE £325,000

This three-bedroomed, semi detached, freehold family home is ideally situated in a highly sought-after and centrally located estate in the desirable Sutton Coldfield suburb of Walmley. Perfectly placed for family living, the property is within walking distance of a range of well-regarded schools catering to all age groups. A wealth of local amenities including fresh daily groceries, take-out restaurants and various conveniences are just a short stroll from the property's doorstep, ensuring everyday needs are easily met. Commuting is also made simple with regular bus services providing direct links to surrounding areas such as Sutton Coldfield, Wylde Green and Birmingham city centre. The property is offered with no onward chain and benefits from the provision of gas central heating and PVC double glazing (both where specified). The ground floor accommodation comprises a welcoming entrance hall which leads to a spacious lounge through dining space and fitted kitchen, both flowing through to an extended rear family area offering practical and comfortable space for family living and entertaining. Upstairs the accommodation offers three bedrooms which are all serviced by a well-appointed family shower room. The property is approached via a multi vehicle block paved drive and also offers a rear, paved garden including a cleverly converted rear garage offering versatile options for storage and utility. With its prime location, versatile layout and potential for personalisation, this family home must be viewed to be fully appreciated. EPC Rating C.

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 with window to side into:

PORCH: Space is provided for cloaks storage, obscure glazed windows to side with central timber door opening to:

ENTRANCE HALL: Obscure glazed doors to kitchen and lounge through dining room, door to under stairs storage, radiator, stairs off to first floor.

FAMILY LOUNGE THROUGH DINING AREA: 24'02 x 10'06 max: PVC double glazed windows to fore, space for complete lounge suite and dining table with chairs, radiator, obscure glazed door back to entrance hall, access is provided to:

EXTENDED REAR FAMILY AREA: 15'09 x 8'06: PVC double glazed windows and sliding patio door open to rear garden, access is given back to dining room / lounge and to:

KITCHEN: 10'09 x 7'01: PVC double glazed window to side, matching wall and base units with recesses for free-standing fridge / freezer, integrated oven, edged work surface with stainless steel sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks and flooring, access to family room and obscure glazed door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed window to side, metal and timber balustrade leads to first floor, doors open to three bedrooms and a family shower room.

BEDROOM ONE: 13'03 x 10'01: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door to airing cupboard and door back to landing.

BEDROOM TWO: 9'03 x 9'01: PVC double glazed window to rear, built-in sliding mirrored wardrobes, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'07 x 6'05: PVC double glazed window to fore, door to over-stairs storage, radiator, door back to landing.

FAMILY SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising step-in shower cubicle with glazed splash screen doors, floating vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to side drive, a cleverly converted:

REAR GARAGE: 12'05 x 9'00 / 8'09 x 6'09: (Please check suitability for your own vehicle use): Offers space for storage or utility with PVC double glazed windows to side and sliding patio doors to fore, further single glazed windows are also offered.

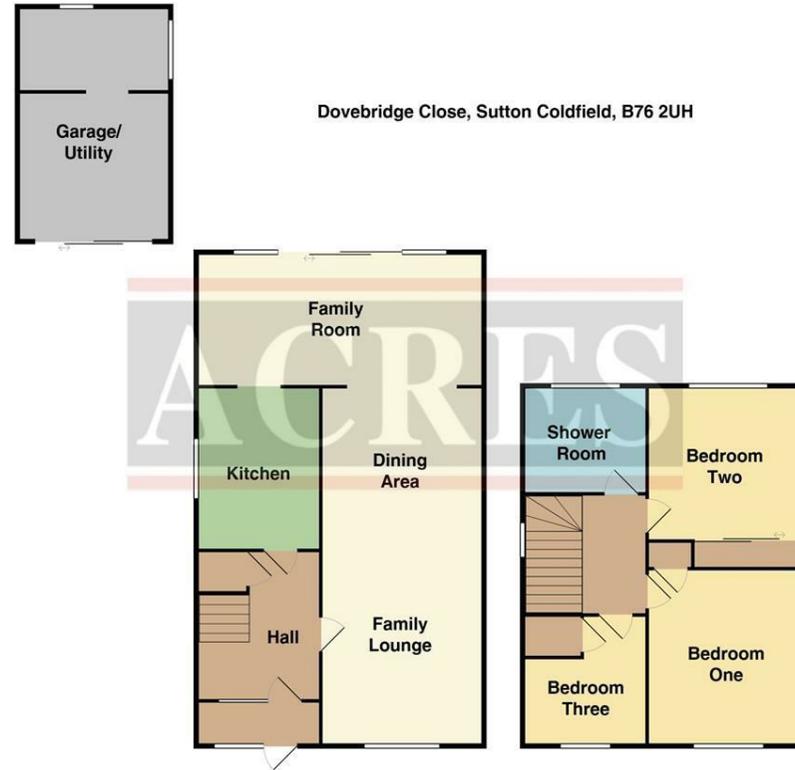


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C **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 | | 84 |
| (69-80) C | 72 | |
| (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 | | |



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.