ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- *NO ONWARD CHAIN*
- Three bedroomed, link detached home
- Well-appointed family bathroom
- Spacious family lounge
- Dedicated rear dining room
- Fitted kitchen
- Porch & guest cloakroom/WC
- Multivehicle drive to fore
- Single garage
- Paved and lawned rear garden





GALTON CLOSE, ERDINGTON, B24 0QH - ASKING PRICE £280,000

* NO ONWARD CHAIN * Occupying a desirable position on the border of Erdington and Walmley, this three bedroomed, freehold link detached family home presents an excellent opportunity for purchasers seeking generous accommodation with exciting scope for further enhancement, conversion or extension (subject to the necessary planning permissions). Ideally situated within walking distance of a host of everyday amenities, including local shopping facilities, well-regarded schooling and readily available commuter links, the property also enjoys convenient access to the expansive greenery of Pype Hayes Park. Its appealing location makes this an excellent prospect for families and a variety of prospective purchasers alike. Offering well-proportioned accommodation throughout, this appealing family residence benefits from gas central heating and PVC double glazing (both where specified), with considerable potential for personalisation and future development. Internal accommodation briefly comprises a welcoming entrance hall with a convenient guest cloakroom/WC, a spacious family lounge flowing directly into a dedicated dining room, providing an ideal arrangement for everyday living and entertaining, together with a fitted kitchen positioned to the side. To the first floor are three generously proportioned bedrooms, the master benefitting from built-in wardrobes, whilst a family bathroom completes the internal accommodation. Externally, the home is approached via a substantial block-paved driveway providing off-road parking for multiple vehicles, together with a single garage offering further conversion potential (STA). To the rear, a pleasant garden combines paved seating areas with a lawn, complemented by mature shrubs lining the boundaries. Internal inspection is highly recommended to fully appreciate the opportunity on offer. EPC Rating D.

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

PORCH: Space is provided for storage, radiator, door to WC and to lounge.

LOUNGE: 14'09 x 11'09: PVC double glazed bow window to fore, space is provided for complete lounge suite, radiator, access is provided to under stairs, a gas coal-effect fire is set upon a matching hearth and surround with contrasting mantel, door to porch, stairs off to first floor and access is provided to:

DINING ROOM: 11'04 x 7'07: PVC double glazed patio doors open to rear garden, space is provided for a dining table and chairs, radiator, door to under stairs storage and access to lounge, door to:

KITCHEN: 11'01 x 6'08: PVC double glazed window to rear, matching wall and base units with integral fridge, dishwasher and oven, roll edged work surface with one and a half stainless steel sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks, radiator, door back to dining room and door to garage.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to fore, suite comprising low level WC and corner wash hand basin, radiator, tiled splashbacks, door back to porch.

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

BEDROOM ONE: 12'01 x 8'09 max / 7'04 min: PVC double glazed windows to fore, space is provided for a double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to landing.

BEDROOM TWO: 8'09 x 7'05: PVC double glazed window to rear, space is provided for a double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM THREE: 10'05 x 5'08: PVC double glazed window to fore, space is provided for a bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising bath with bi-folding splash screen door 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 and leads to lawn, mature shrubs and bushes line and privatise the property's border together with timber fencing, with access being given back into the home via doors to dining room and a PVC double glazed obscure door to:

GARAGE: 15'04 x 7'08: (please check suitability for your own vehicle): Up and over garage door to fore, space is provided for washing machine and dryer, door to kitchen.















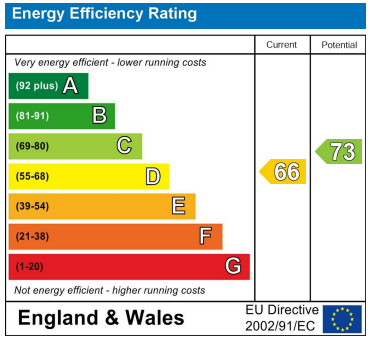
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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)

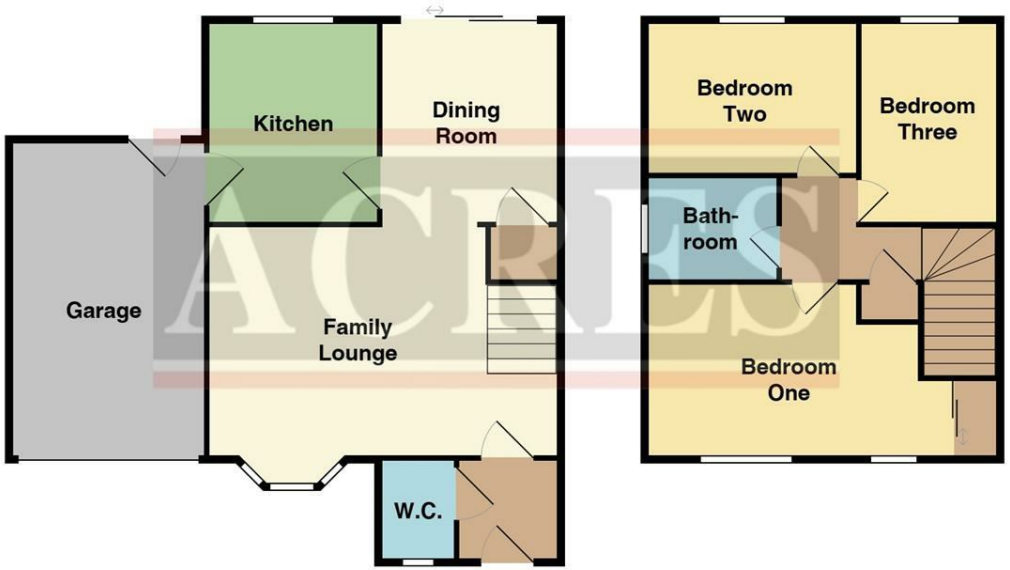
COUNCIL TAX BAND: D COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





Galton Close, B24 0QH



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.