ACRES
Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Dormer, semi detached bungalow
- Potential for four bedrooms
- En-suite wet room to second bedroom
- Delightful family lounge
- Expansive, fitted breakfast kitchen
- Conservatory/utility & guest cloakroom/WC
- Dedicated dining room/fourth bedroom
- Superb downstairs shower room
- Multivehicle drive & larger than single garage
- Low-maintenance rear garden





*ROSSLYN ROAD, WALMLEY, B76 1HE - O.I.R.O £400,000*

Occupying a desirable position upon a sought-after residential estate in Walmley, this superbly deceptive, extended, semi-detached dormer bungalow offers generous & versatile accommodation, ideally suited to a variety of prospective purchasers including upsizers, downsizers & first time buyers alike. Having been tastefully extended & lovingly maintained throughout its tenure, the property offers immediate move-in potential whilst presenting excellent scope for further personalisation. Conveniently positioned within walking distance of Walmley Village, an array of everyday shopping amenities, public services & local facilities are readily accessible, whilst frequent bus services provide ease of commute throughout the local area & surrounding towns. Benefitting from gas central heating & PVC double glazing (both where specified), the spacious internal accommodation briefly comprises a deep & welcoming entrance hall, a delightful family lounge, an expansive fitted breakfast kitchen offering ample space for dining & entertaining, a conservatory/utility & guest cloakroom/WC. A dedicated dining room offers excellent versatility with the potential to become a fourth bedroom, whilst two further ground floor bedrooms & a superbly-appointed shower room complete the ground floor accommodation. To the first floor is a substantial bedroom boasting fitted wardrobes, an en-suite wet room & two useful storage areas. Externally, the home is approached via a multi-vehicle driveway with a lawned foregarden & a larger-than-single garage. The rear garden offers paving leading onto artificial turf, with established shrubs & bushes lining the perimeter, whilst a timber gate provides convenient access onto a rear track. Combining generous proportions, flexible living arrangements & a highly desirable location, this delightful home is certainly worthy of consideration. To fully appreciate the accommodation on offer, we highly recommend internal inspection. EPC Rating TBC.

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

ENTRANCE HALL: Glazed doors open to a family lounge and to a dining room / potential third bedroom, a bi-folding glazed door opens to extended fitted breakfast kitchen, further doors open to bedrooms two and four, to storage and to a renewed shower room, radiator, stairs off to first floor.

FAMILY LOUNGE: 16'06 x 14'03: PVC double glazed windows and door open to rear garden, gas coal-effect fire set upon a granite hearth having matching surround and period mantel over, space for a complete lounge suite, radiator, glazed door opens back to entrance hall.

FITTED BREAKFAST KITCHEN: 23'00 x 11'09: PVC double glazed windows and door open to conservatory, skylights over, matching wall and base units with recesses for Rangemaster-style Aga, integral dishwasher and fridge, roll edged work surface with extractor canopy over, one and a half stainless steel sink with draining grooves cut to side, tiled splashbacks, radiator, space is provided for dining table and chairs as well as shelving storage, glazed bi-folding doors open back to entrance hall.

CONSERVATORY / UTILITY: 8'08 x 7'09: PVC double glazed windows and door open to rear garden, recesses for washing machine, PVC double glazed door back to breakfast kitchen and door to:

GUEST CLOAKROOM / WC: PVC double glazed obscure window to rear, suite comprising low level WC and wash hand basin, tiled flooring, door back to conservatory / utility.

DINING ROOM / POTENTIAL BEDROOM THREE: 12'05 x 9'08: PVC double glazed window to rear, space for dining table and chairs or double bed with complementing suite, radiator, glazed door back to entrance hall.

BEDROOM ONE: 13'09 x 12'04: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to entrance hall.

BEDROOM FOUR: 10'01 x 8'09: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door to storage, door back to entrance hall.

FAMILY WET ROOM: PVC double glazed obscure window to garage, suite comprising walk-in shower with glazed splash screen door to side, low level WC and floating pedestal wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Two doors open to storage, further door opens to:

BEDROOM TWO: 15'03 x 12'04: PVC double glazed window to rear, space for double bed and complementing suite, radiator, fitted wardrobes, door back to landing and door opens to:

WET ROOM: Obscure glazed windows to side, suite comprising walk-in shower area with low level WC and wash hand basin, towel radiator, tiled splashbacks, door back to bedroom.

REAR GARDEN: A paved patio advances from the accommodation and leads to artificial turf, mature shrubs and bushes line and privatise the property's perimeter, with access being given via a timber gate to a rear shared access / track, access is gained back into the accommodation via a PVC double glazed door to conservatory / utility as well as a rampway giving access to lounge.

GARAGE: 15'08 x 11'07: (please check suitability for your own vehicle): Electric roller-style garage door to fore, recesses are provided for freezer and dryer, PVC double glazed obscure door opens to breakfast kitchen.





















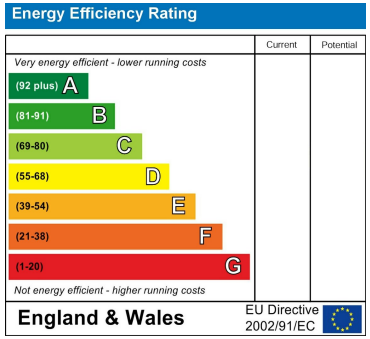
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The Property Ombudsman

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 : C COUNCIL : Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888






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.