



Walmley Ash Road, Walmley  
Sutton Coldfield, B76 1JB

**£325,000**

# Walmley

£325,000



An immaculately presented semi-detached family home which has been thoughtfully extended & occupies a prime position within the Royal Borough of Sutton Coldfield.

Set behind a large block paved driveway internal inspection reveal entrance porch, inviting reception hall, extended lounge which brims with natural light & a formal dining room with feature bay window. Contemporary kitchen/breakfast room with an array of fitted units, W.C & rear porch to the garden.

Stairs lead from the reception hall to the first floor landing which reveals three generous sized bedrooms & a large family bathroom with bath & separate shower cubicle.

Charming mature south facing garden to the rear of the property provides a tranquil space for alfresco entertaining.

Driveway & garage to the fore provides ample off road parking.

Varied shops & amenities are available nearby along with schools for all ages & transport links including access to the Midlands motorway networks & public transport services.

Internal viewing is highly encouraged to fully appreciate this attractive family home.





## Property Specification

EXCELLENT LOCAL AMENITIES & SCHOOLS  
SOUGHT AFTER LOCATION  
TWO SPACIOUS RECEPTION ROOMS  
THREE GENEROUS SIZED DOUBLE BEDROOMS  
CONTEMPORARY EXTENDED KITCHEN/BREAKFAST ROOM

Porch 1.85m (6'1") x 1.68m (5'6")

Reception Hall 4.59m (15'1") x 1.85m (6'1")

Lounge 5.75m (18'10") x 3.23m (10'7")

Dining Room 3.40m (11'2") x 3.23m (10'7")

Kitchen/Breakfast Room 5.09m (16'8") x 3.95m (12'11")

Utility 2.12m (6'11") x 2.00m (6'7")

WC 0.92m (3') x 0.89m (2'11")

Porch 1.53m (5') x 1.35m (4'5")

Garage 5.89m (19'4") x 2.36m (7'9")

Bedroom 1 4.21m (13'10") x 4.18m (13'9")

Bedroom 2 3.88m (12'9") x 3.09m (10'2")

Bedroom 3 4.00m (13'1") x 2.36m (7'9")

Bathroom 2.70m (8'10") x 2.24m (7'4")

Landing 1.85m (6'1") x 1.08m (3'6")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 7th July 2021

### Viewer's Note:

Services connected: Gas, Electric, Water & Drainage  
Council tax band: D  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

**New  
Instruction  
Awaiting  
E.P.C.**

## Map Location

