



Hemlingford Road, Walmley  
Sutton Coldfield, B76 1JG

**£325,000**



# Walmley

£325,000

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An extended traditional family home which is immaculately presented for sale & occupies a prime position within the Village of Walmley.

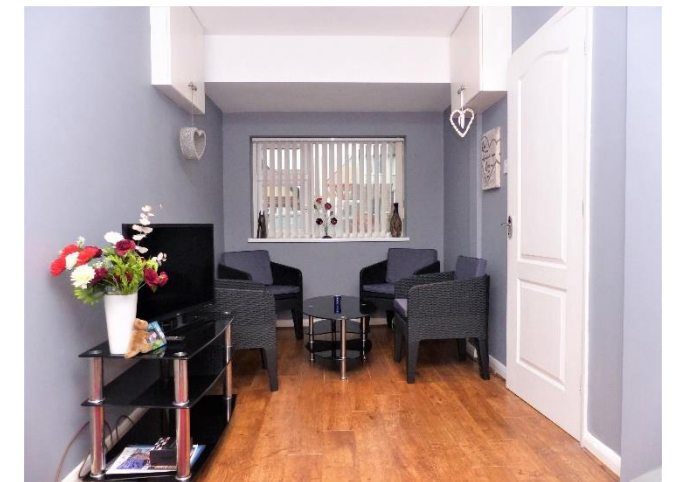
Internal inspection reveals entrance porch, welcoming reception hall, spacious dual aspect lounge/dining room, sitting room/ground floor bedroom, modern kitchen/breakfast room, utility area & ground floor shower room.

Stairs lead from the reception hall to the first floor landing which reveals three generous sized double bedrooms & a luxury contemporary bathroom.

A particular feature of the property is the extensive mature garden to the rear of the property with large patio area ideal for alfresco entertaining. Driveway 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 the spacious accommodation on offer.







## Property Specification

SOUGHT AFTER LOCATION  
EXCELLENT LOCAL SCHOOLS & AMENITIES  
EXTENSIVE MATURE REAR GARDEN  
THREE SPACIOUS DOUBLE BEDROOMS  
TWO RECEPTION ROOMS

Entrance Porch 5' 5" x 5' 7" (1.65m x 1.70m)

Reception Hall 12' 7" x 5' 8" (3.83m x 1.72m)

Lounge/Diner 34' 9" x 10' 3" (10.60m max x 3.12m)

Family Room/Ground Floor Bedroom 17' 5" x 7' 1"  
(5.32m x 2.15m)

Kitchen/Breakfast Room 15' 2" x 8' 10" (4.63m x  
2.68m)

Utility Area 20' 2" x 6' 10" (6.15m x 2.08m)

Shower Room 8' 0" x 3' 5" (2.45m x 1.03m)

Bedroom 1 14' 6" x 9' 11" (4.43m max x 3.03m)

Bedroom 2 13' 9" x 9' 11" (4.19m max x 3.03m)

Bedroom 3 9' 10" x 13' 2" (2.99m x 4.02m max)

Bathroom 8' 3" x 9' 1" (2.51m x 2.77m)

### 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: 29th October 2020

### Viewer's Note:

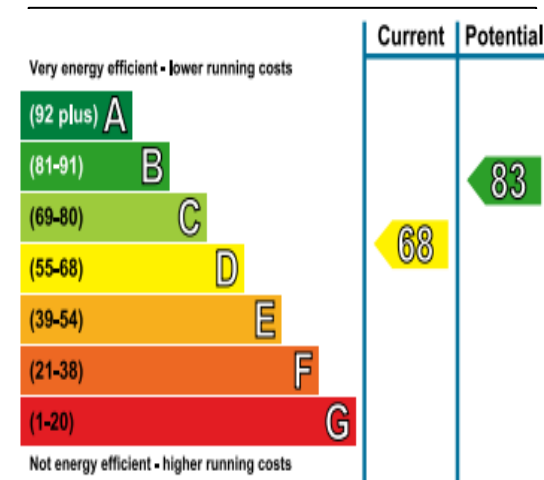
Services connected: Gas, Electric, Water & Drainage  
Council tax band: D  
Tenure: Freehold years remaining, lease from

## Floor Plan

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



## Energy Efficiency Rating



### Map Location

