



Walmley Road,  
Sutton Coldfield, B76 2PN

**£375,000**

# Walmley

£375,000

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Offered to the Market with No Onward Chain and potential to extend (Subject to planning permissions), this beautiful three bedroom semi detached home is one not to be missed. Boasting of a useful kitchen and living room extension, this home is available with immediate viewing.

Approached via a paved driveway and entered through a secure porch. Upon entry you are welcomed into an inviting hallway. This gives you access to a good-sized front living room with a bay window, and a rear lounge with snug extension. The kitchen is a good size offering an array of wall and base units, plenty of countertop space, sink with side drainer and space for suitable fitted appliances.

Heading upstairs to the first floor you are presented with three bedrooms, two of which are good-sized doubles with built in wardrobes and then a smaller but still generously sized third bedroom. The family bathroom consists of a bathtub, separate shower cubicle, hand wash unit and WC.

Externally, the home has a beautiful private rear garden with a paved patio, lawned area and fencing to the perimeter. There is also a garage with toilet and sink and plumbing for a washing machine.

Viewing this home is highly recommended.





## Property Specification

THREE BEDROOM FAMILY HOME  
TWO RECEPTION ROOMS  
EXTENDED KITCHEN  
LARGE PRIVATE GARDEN  
SIDE GARAGE

**Living Room 4.52m (14'10") max x 3.80m (12'6")**

**Lounge 3.80m (12'6") x 3.70m (12'2")**

**Snug 3.80m (12'6") x 3.00m (9'10")**

**Kitchen 5.77m (18'11") x 4.00m (13'1")**

**Bedroom 1 4.50m (14'9") max x 3.50m (11'6")**

**Bedroom 2 3.90m (12'10") x 3.50m (11'6")**

**Bedroom 3 3.00m (9'10") x 2.20m (7'3")**

**Bathroom 2.79m (9'2") x 2.21m (7'3")**

**Garage 7.67m (25'2") x 3.30m (10'10")**

### 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: 6th September 2024

### Viewer's Note:

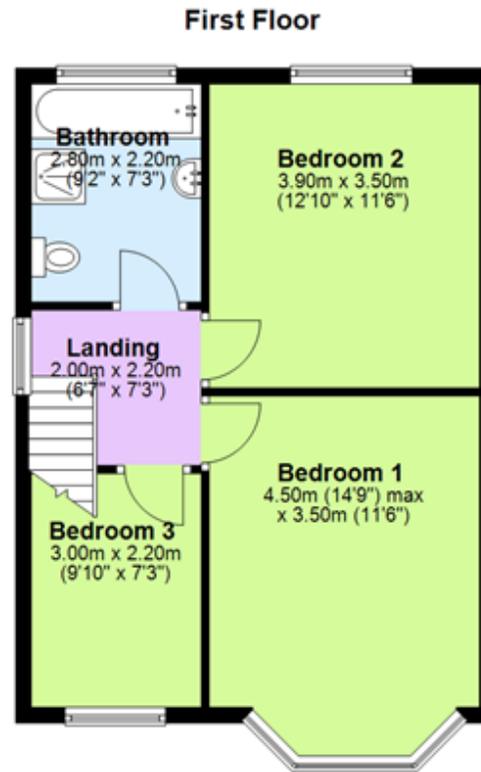
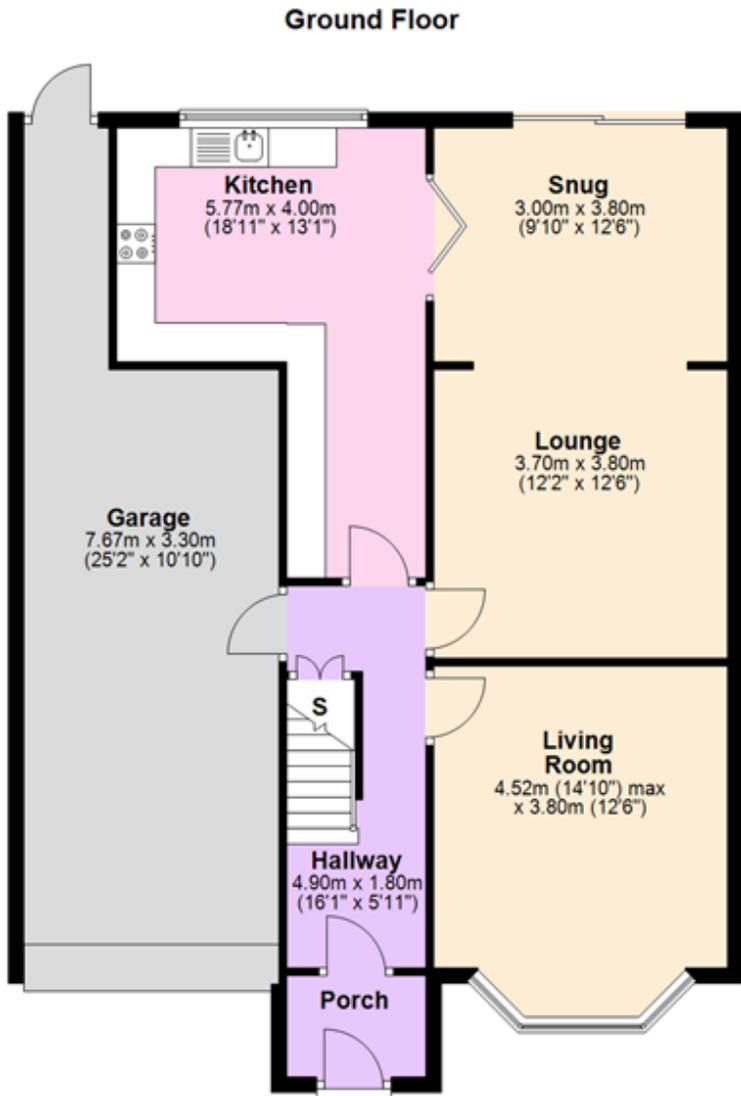
Services connected: Electricity, gas, water & drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

