



Walmley Road,
Sutton Coldfield, B76 1PA

£280,000

Sutton Coldfield

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Welcoming to the market this wonderfully presented two-bedroom semi-detached home located on the popular Walmley Road.

Situated close to good local schools, shops, amenities and a short drive from the heart of Sutton Coldfield shopping center.

Approached via a paved driveway and entered through a secure porch. Upon entry you are welcomed by a lovely lounge. The kitchen/diner is a modern suite with period features, an array of wall and base units, plenty of countertop space, sink unit with side drainer and an electric hob.

Heading upstairs to the first floor you are presented with two bedrooms, the main bedroom being a good-sized double and accompanied by a center fireplace. The family bathroom offers a bathtub with shower over, hand wash unit and WC.

Externally, the home has a good-sized paved patio, lawned area and fencing to the perimeter.





Property Specification

BEAUTIFUL FAMILY HOME
TWO BEDROOMS
PERFECT LOCATION
PERIOD FEATURES
PRIVATE REAR GARDEN

Lounge 4.30m (14'1") x 3.50m (11'6")

Kitchen/Diner 3.80m (12'6") x 3.50m (11'6")

Bedroom 1 4.30m (14'1") x 3.60m (11'10")

Bedroom 2 3.58m (11'9") x 1.30m (4'3")

Bathroom 2.50m (8'2") x 1.60m (5'3")

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: 15th August 2024

Viewer's Note:

Services connected: Electricity, gas, water & drainage

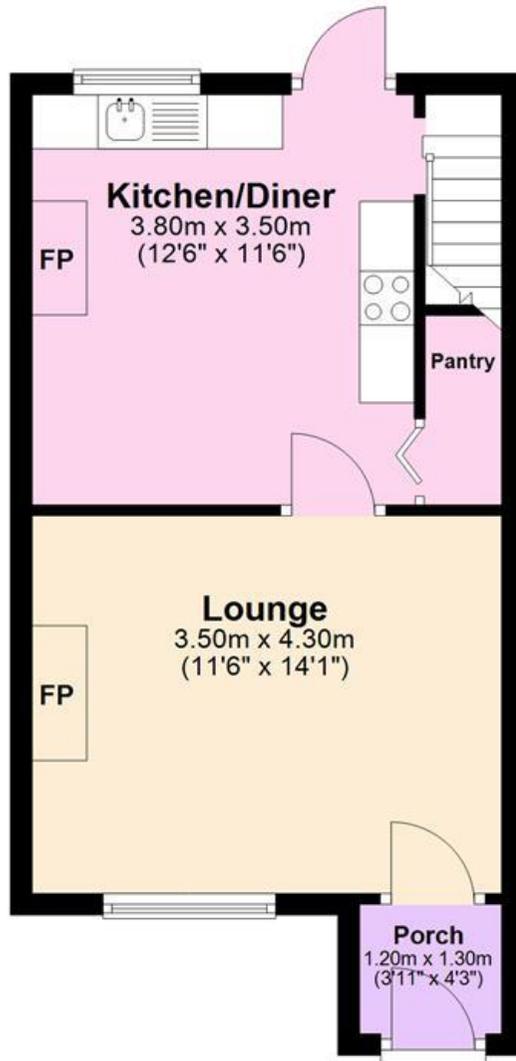
Council tax band: B

Tenure: Freehold

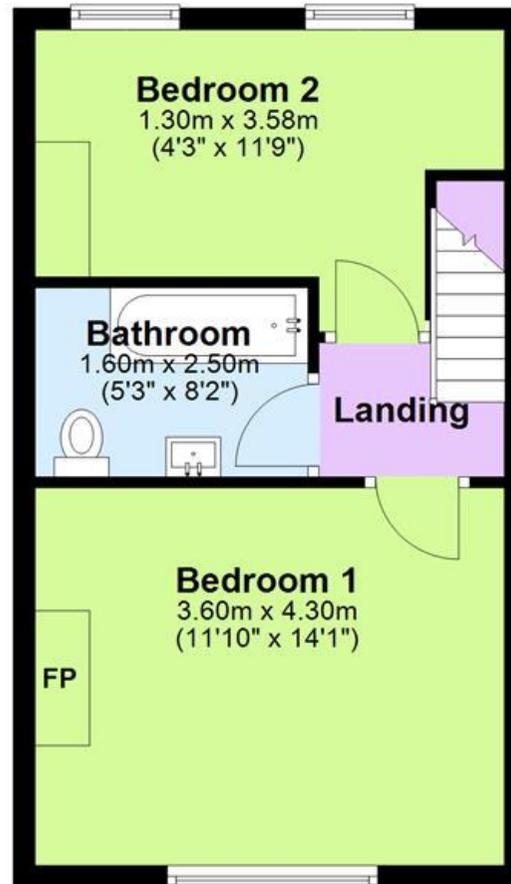
Floor Plan

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

Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	45 E	
21-38	F		
1-20	G		

Map Location

