

191B WALMLEY ROAD  
SUTTON COLDFIELD  
B76 2PP

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

Discover an exquisite four-bedroom detached residence nestled in a coveted locale. This immaculate home boasts a superior level of craftsmanship, offering expansive living areas perfect for families. Enjoy the privacy of gated entry, ensuring security and tranquility.

### ACCOMMODATION

Ground Floor:

Entrance hallway

Drawing room

Playroom

Kitchen/dining room

Utility room

Guest WC

First Floor:

Landing

Principal bedroom with ensuite shower room

Three further bedrooms

Family bathroom

Garden and Grounds:

Integrated garage

Landscaped rear garden with patio area

Private driveway for several vehicles

Garden room

Approximate Gross Internal Area: 2,581 sq ft (240 sq m)

EPC Rating: D

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



## Situation

The property is conveniently situated close to shopping facilities. The nearby Sutton Coldfield town centre offers a variety of shops, boutiques, and larger retail outlets, ensuring residents have access to both everyday essentials and speciality items.

Nearby, there are local shops, supermarkets, and restaurants, providing convenience for daily needs. For recreational activities, there are parks and green spaces such as Sutton Park, ideal for leisurely walks and outdoor sports.

There are several primary and secondary schools in the vicinity, including Walmley Infant School and John Willmott School, The Deanery Primary School, The Shrubbery School, Bishop Walsh Catholic School, Holy Cross and Walmley Private Schools, Bishop Veseys Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Purchasers are advised to check with the Council for an up-to-date information on school catchment areas.

Transport links in the area are excellent, with frequent bus services connecting Walmley Road to Sutton Coldfield town centre and beyond. For commuters, the property benefits from easy access to major road networks including the A38 and M6 toll road, facilitating travel to Birmingham city centre and other nearby towns.

## Description of Property

The entrance hall features beautiful oak herringbone parquet flooring and a staircase with a polished oak handrail leading to the first floor. Doors from the hallway provide access to the extended kitchen and drawing room.

The drawing room is a delightful dual-aspect space. A beautiful log fire with an oak mantle serves as a focal point, complemented by a large circular bay window overlooking the front elevation and metal/PVC bi-fold doors leading out to the decked terrace and manicured rear garden. Elegant sliding double doors connect the drawing room to the extended kitchen/breakfast/family room.

The bespoke Haka kitchen is both stylish and functional, featuring high gloss mono wall and glass-fronted floor cupboards, custom-made splashbacks with white Corian and SPEKVA worktops in Brasilia safari hardwood. The central island houses a Siemens induction hob, a pop-up knife rack, and sockets. Additional Siemens appliances include an oven, combi oven, fridge, and dishwasher. The kitchen's design maximizes natural light from the vaulted ceiling, Velux roof lights, and the circular feature glazing beyond the dining area, with French doors opening to the garden. The oversized herringbone oak parquet flooring from the hall continues through the kitchen/breakfast room.

The kitchen leads to a utility room with high gloss finish units, additional storage, an integrated fan oven, fridge, washing machine and separate tumble dryer. A side door provides convenient access to the outside, and there is also access to the guest cloakroom and the garage, which features an electric door.

A playroom, accessible from the breakfast room via a sliding door, overlooks the front of the property. This versatile space can be used as a home office or snug, depending on the occupants' needs.

On the first floor, the spacious master bedroom boasts fitted wardrobes for ample storage and a stunning en suite shower room luxuriously finished with a wet showering area, monsoon shower head, 3D ceramic tiling, and an inset storage unit with soft-close drawers. The bathroom features Makti specifications, a Geberit WC concealed cistern, and floor tiles by Architectural Ceramics. A bespoke ripple effect panel in a striking heritage green colour enhances the room's elegance.

The second bedroom is beautifully presented with a Juliet balcony providing a lovely view of the rear garden and ample space for occupants to enjoy.

Bedrooms 3 and 4 both overlook the front gardens and benefit from abundant natural light. Bedroom 3 features a large bay window with a built-in seating nook with shelving built around the window for a beautiful feature, as well as fitted wardrobes for storage.

The family bathroom exudes luxury, with a free-standing bath as its centrepiece, a glazed half-wall splashback, a feature light fitting above, twin hand basins, and a double walk-in shower cubicle completing the boutique-style bathroom.

## Garden and Grounds

The property is set back from the road and features a private gated entrance with electric wrought iron gates. The front of the property offers ample parking and includes a garage accessed via a block-paved driveway.

The rear garden is enclosed and primarily laid to lawn, featuring an extensive tiled patio area perfect for outdoor entertainment and al fresco dining. Beyond the patio, the garden boasts well-manicured lawns, mature stocked borders, and a children's play area.

At the rear of the garden, there is a versatile garden room currently used as a studio. This space can also serve as an office or gym, depending on the occupants' needs.

## Directions from Aston Knowles

From the agents' office at 8 High Street, turn left onto Coleshill Rd, continue onto Reddicap Hill, turn right onto Walmley Rd, turn right onto Walmley Rd/B4148, at the roundabout take the 2nd exit and stay on Walmley Rd/B4148, turn right to stay on Walmley Rd/B4148, turn right onto Walmley Rd, turn left to stay on Walmley Rd and the property will be on your right.

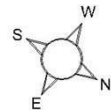
## Distances

Sutton Park - 2.3 miles  
Walmley - 1.5 miles  
Sutton Coldfield - 2.3 miles  
Sutton Coldfield Train Station - 1.6 miles  
Four Oaks Train Station - 2.4 miles  
Lichfield - 10.3 miles  
Birmingham - 7.2 miles  
Birmingham Airport (BHX)/NEC - 12.0 miles  
M6 - 4.4 miles  
M6 Toll - 7.0 miles  
M42 - 7.9 miles

(Distances approximate)



Walmley Road, Sutton Coldfield  
 Approximate Gross Internal Area  
 Main House = 2109 Sq Ft/196 Sq M  
 Garage = 190 Sq Ft/18 Sq M  
 Studio = 282 Sq Ft/26 Sq M  
 Total = 2581 Sq Ft/240 Sq M



**Terms**

Tenure: Freehold  
 Local Authority: Birmingham City Council  
 Tax Band: F

VIEWINGS: All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

FIXTURES & FITTINGS: These particulars are intended only as a guide and must not be relied upon as statements of fact.

**Services**

We understand that mains water, drainage, gas and electricity are connected.

**Disclaimer**

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

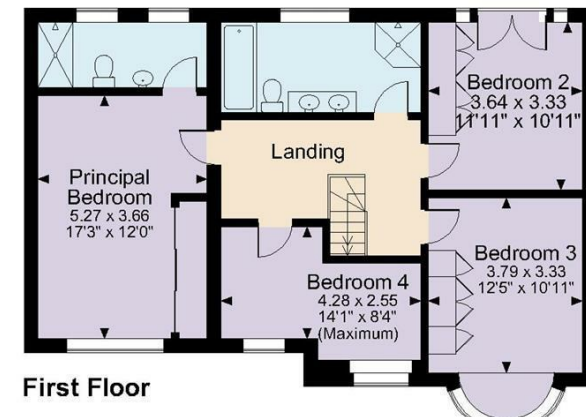
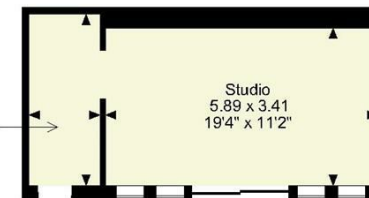
Photographs taken: July 2024  
 Particulars prepared: July 2024

Utility  
 6.00 x 1.64  
 19'8" x 5'5"



**Ground Floor**

3.71 x 1.54  
 12'2" x 5'1"



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8608774/MSZ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.