



Witham Close,  
Sutton Coldfield, B76 2BE

Offers in Excess of £650,000

# Walmley

Offers in Excess of £650,000



Open plan living and boho chic interior design in a private cul de sac location awaits in this truly one-of-a-kind executive detached family home. Situated on a dominating corner plot in the coveted Thimble End Court development, the property has a private positioning with manicured fore and side gardens, as well as a substantial driveway fronting the double garage to allow for off road parking for multiple vehicles.

Stepping in through the front door, there is a welcoming entrance hall painted in the property's signature cosy neutral tones. The space is elevated by elegant wall panelling and a handsomely finished spindle staircase with a runner carpet and poles that radiate a cottage core atmosphere. Below the stairs is a storage cupboard and further off the hall is a powder room and an office room which makes for the perfect work from home environment. The lounge, measuring in excess of 19', is a gorgeous, traditional room and is accentuated by a bay window and feature fireplace. It is a generous space that could act as the perfect snug or television room to escape the buzz of the household, and there is even enough room for a desk or office space. At the heart of this family home, is the breathtaking open plan lifestyle room. The kitchen has been lovingly renovated and extended with pain-staking attention to detail to bring a colossal downstairs living space that most homes struggle to achieve with their limited plot size. The space is perfectly suited to open plan style living, with dedicated kitchen, dining, and living areas. The fitted kitchen comprises sophisticated matching wall and storage units, integral white goods such as a fridge freezer and dishwasher, granite worktops, a double oven, and an island for ample food preparation surfaces. Winding through the space, there is enough room for a large dining table and substantial sideboard for keeping plates and cutlery out of sight. The living area is triple aspect; pierced with light from the roof lantern, large window, and bifold doors that bring the outside in. Complemented by high quality hard flooring throughout that is attractive and durable, the culminating space is one of elevated style, boho chic interior design, and all the modcons a family longs for in their home.

Upstairs there are four good sized bedrooms all with either integral wardrobes or another floor space for freestanding units. The principal bedroom boasts double wardrobes, enough space for a freestanding dressing table, and a spa-inspired en suite comprising double walk-in shower, integral vanity unit, storage cupboards, and toilet unit. All bedrooms are serviced by a majestic family shower room located off the gallery landing.

To the rear of the property is a secluded garden with an expansive patio, vibrant flowerbeds, a manicured lawn, and side access to the front of the property as well as the double garage. It is a mature and well-loved outside space, and the bifold doors off the lifestyle room make the perfect accompaniment for al fresco dining and blurs the dividing line between internal and external living spaces. And if the prospective buyer longs for even more greenery, Thimble End Park is short walk away from the property's fabulous location.

There is so much on offer at this beautiful family home that simply must be seen to be experienced. Exquisite finishes, highest quality touches, vast living space, coveted modcons, are all complemented by the property's sublime location. Though private in its positioning, there are excellent travel links to Sutton Coldfield, Birmingham City Centre, and further afield via the motorway. Young ones will not miss out as there is great catchment for good local schools such as the ever-in-demand Deanery on Fox Hollies Road.





## Property Specification

CUL DE SAC LOCATION  
CORNER PLOT POSITIONING  
EXECUTIVE DETACHED FAMILY HOME  
EXQUISITE OPEN PLAN LIFESTYLE ROOM  
SPACIOUS LOUNGE

Lounge 6.10m (20') max x 2.90m (9'6")

Kitchen/Diner 6.08m (19'11") x 4.60m (15'1") max

Living Area 6.00m (19'8") x 3.40m (11'2")

Office 4.17m (13'8") x 2.40m (7'10") max

WC 2.40m (7'10") x 1.00m (3'3")

Bedroom 1 4.20m (13'9") x 3.91m (12'10")

En-suite 2.30m (7'7") x 2.10m (6'11")

Bedroom 2 3.91m (12'10") x 3.46m (11'4")

Bedroom 3 3.11m (10'2") max x 3.10m (10'2")

Bedroom 4 2.80m (9'2") x 2.00m (6'7")

Bathroom 2.50m (8'2") x 2.10m (6'11")

### 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: 12th July 2024

### Viewer's Note:

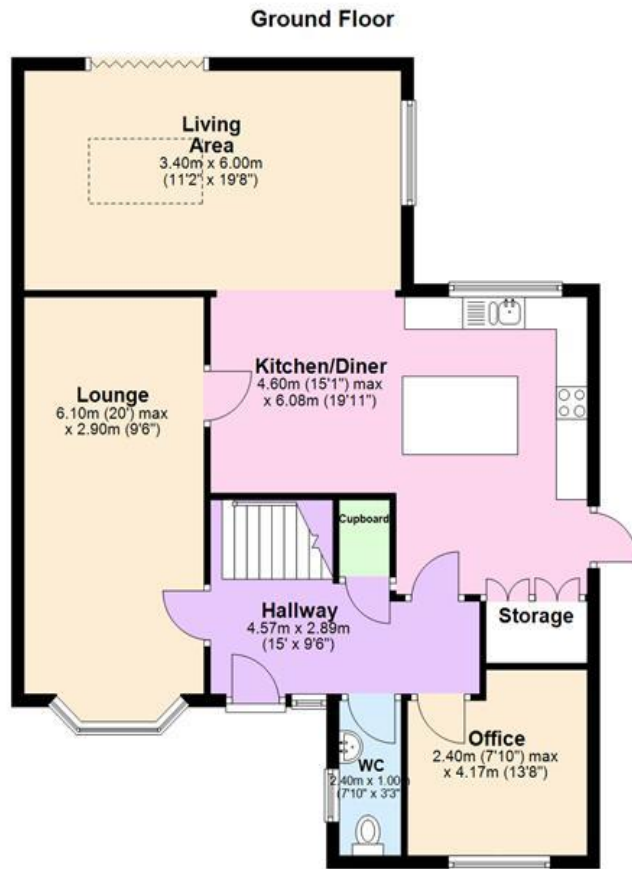
Services connected: Mains electricity, gas, water & drainage

Council tax band: F

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

