



Fairlawns, Walmley
Sutton Coldfield, B76 1PQ

£550,000

Walmley

£550,000



Set in a peaceful cul-de-sac location, this beautiful, detached family home boasts a double garage, substantial downstairs accommodation, and an enviable south-facing garden all packaged beautifully in a traditional Tudor-style front elevation property.

Fronted by a manicured fore garden, Fairlawns benefits from driveway parking as well as access to the garage and side of the property from the initial approach.

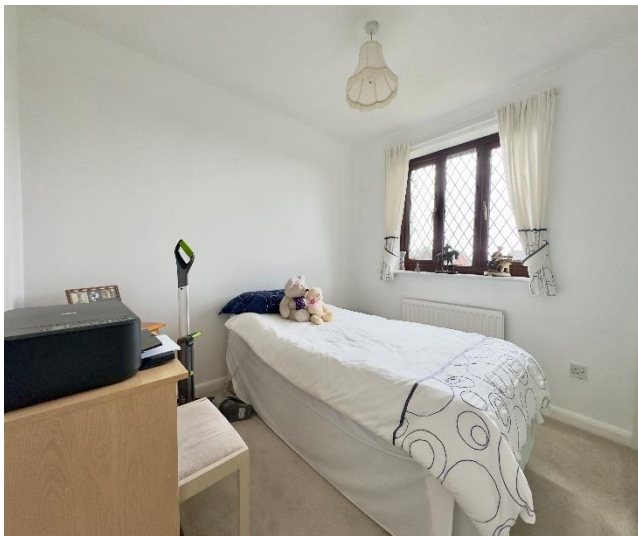
Stepping inside, a welcoming reception hall branches off to the spacious, dual aspect lounge which makes for the ideal leisure space. Through double doors, there's a formal dining room with a sliding door onto the patio and rear garden. The kitchen breakfast room is of a generous size, comprising breakfast bar, fitted storage units and plenty of countertop space for food preparation. A further downstairs WC is located on the ground floor for added convenience.

The upstairs accommodation consists of four good-sized bedrooms, the principal of which has integral storage solutions as well as an en suite shower room.

To the property's rear, a beautiful south-facing garden - part patio and part laid to lawn - is made private and secluded by a well-maintained hedgerow and culminates in a serene outdoor environment.

Encrusted in the coveted Oak and Ash development, which is ever-in-demand for its access to Walmley Village and Sutton Coldfield, the home's location is what truly sells it. With access to good local schools, excellent bus routes, and other transport links via the motorway, this family home ticks the boxes of many potential buyers.





Property Specification

DETACHED FAMILY HOME
COVETED CUL DE SAC LOCATION
RARELY AVAILABLE
FOUR BEDROOMS
SPACIOUS LOUNGE

Lounge 5.50m (18'1") max x 3.50m (11'6")

Dining Room 3.50m (11'6") x 3.00m (9'10")

Kitchen 4.50m (14'9") x 3.00m (9'10")

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

Bedroom 1 4.00m (13'1") x 3.60m (11'10")

En-suite 2.60m (8'6") max x 1.70m (5'7")

Bedroom 2 4.00m (13'1") x 2.70m (8'10")

Bedroom 3 3.10m (10'2") x 2.50m (8'2")

Bedroom 4 3.10m (10'2") x 2.33m (7'8")

Bathroom 2.40m (7'10") x 2.10m (6'11")

Garage 6.50m (21'4") x 2.40m (7'10")

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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: 18th July 2024

Viewer's Note:

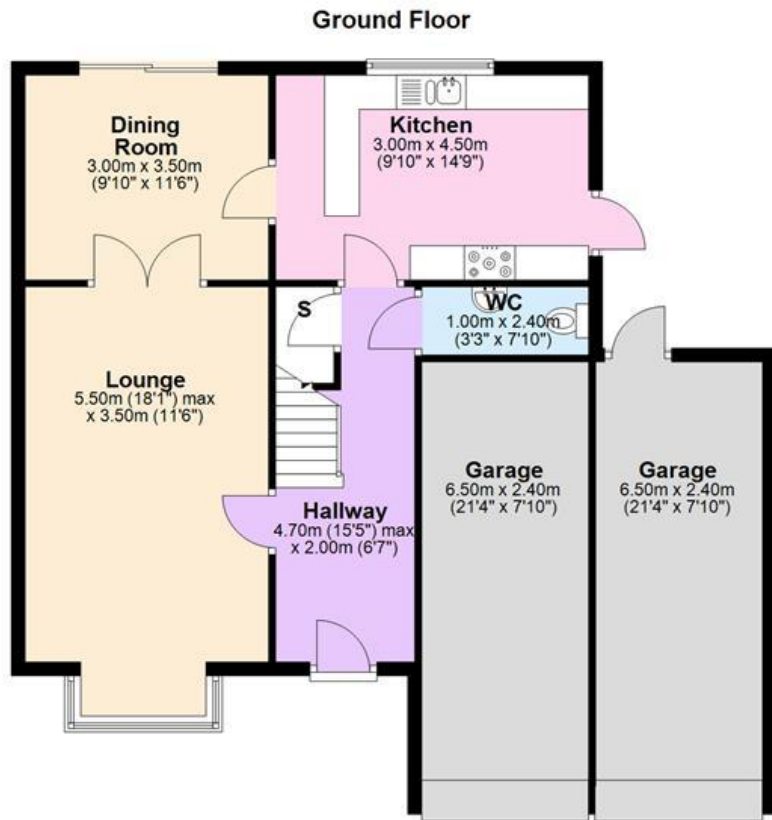
Services connected: Mains electricity, gas, water & drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

