



Elm Road,
Sutton Coldfield, B76 2PH

Offers in Excess of £550,000

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Sold with the security of no onward chain and offering three floors of versatile accommodation, this well-presented five-bedroom, executive detached family home imposes over New Hall Valley Country Park and is bursting with features.

On approach, the property is nestled in a peaceful location at the end of Elm Road with only a select number of properties as neighbours - enhancing the executive and private feel. Looming over open aspect views of the park, there is a terrific blend of serene nature and modern living.

Driveway, tandem garage, and side access to the front.

On entry, there is a welcoming reception hall that winds off in all directions to the various downstairs accommodation. Spanning the full length of the house, the dual aspect living room is a warm and cosy space, perfect for winding down and relaxing. Measuring in excess of 18', this is a very generous space. There is a formal dining room for family occasions, as well as a useful downstairs cloakroom for added convenience. The heart of the home is a striking modern fitted kitchen boasting matching wall and floor storage units, fitted gas-on-glass Smeg hob with a Smeg extractor hood above, two Smeg ovens, space and plumbing for a dishwasher and washing machine, space for an American-style fridge/freezer, a central island breakfast bar with power and USB ports drawers beneath, a feature designer vertical radiator, a double-glazed window to the rear, and a double-glazed door that leads to the rear garden.

The first floor comprises three bedrooms all serviced off the landing by a family bathroom. The master bedroom benefits from wall-to-wall fitted wardrobes for extra storage and to save floor space, as well as an ensuite bathroom. Uncompromised views of the encompassing park enhance this space for an elevated and executive feel. Bedroom two, the guest suite, is no short straw to draw either; boasting an en suite shower room and fitted wardrobes to boot. Upstairs are two further, generously sized bedrooms, spanning the length of the property - adding a nice sense of distance between the upstairs and downstairs accommodation for added privacy. Both boast integral storage solutions and one of the bedrooms includes a luxury modern ensuite rainfall shower room.

To the rear of the property is a well-maintained rear garden part patio for al-fresco dining and part laid to lawn to enjoy the outside space. Side access and entry into the tandem garage are also situated.

For those who enjoy spending time outdoors, the property is surrounded by green spaces and parks, offering opportunities for relaxation and recreational activities. Whether you enjoy leisurely walks or outdoor sports, there is something for everyone in the vicinity.

Situated in a desirable location, this property benefits from excellent public transport links, making it easy to commute to nearby towns and cities. There are also a range of nearby schools, ideal for families with children. Local amenities, including shops and restaurants, are within easy reach, ensuring that all your daily needs are met.





Property Specification

SOLD WITH NO ONWARD CHAIN
EXECUTIVE DETACHED FAMILY HOME
THREE-STOREY ACCOMMODATION
OVERLOOKING NEW HALL COUNTRY VALLEY PARK
HIGH FINISH THROUGHOUT

Living Room 19' 6" x 11' 6" (5.94m x 3.51m)

Dining Room 12' 3" x 8' 5" (3.73m x 2.57m)

Kitchen/Breakfast Room 13' 7" x 12' 7" (4.14m x 3.84m)

Master Bedroom 12' 0" x 11' 2" (3.66m x 3.4m)

En-suite

Bedroom Two 13' 6" x 12' 7" (4.11m x 3.84m)

En-suite shower room

Bedroom Three 17' 7" x 10' 5" (5.36m x 3.18m)

En-suite

Bedroom Four 11' 9" x 9' 10" (3.58m x 3.0m)

Bedroom Five 17' 5" x 9' 10" (5.31m x 3.0m)

Bathroom

Double Garage 31' 9" x 9' 1" (9.68m x 2.77m)



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: 9th January 2025

Viewer's Note:

Services connected: Electric, 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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

