



Ashurst Road, Walmley
Sutton Coldfield, B76 1JH

Offers in Excess of £550,000

We are delighted to present this beautifully upgraded and tastefully extended 1930s detached property, situated on the highly sought-after Ashurst Road in the heart of Walmley Village. This charming home benefits from excellent transport links, providing easy access to Sutton Coldfield Town Centre, Birmingham City Centre, and major motorway networks. Good local school catchments are also on offer, appealing to a variety of lifestyles. Boasting an attractive frontage, the property features a handsome, traditional elevation and has been meticulously enhanced by its current owners to a high standard.

The private driveway offers ample off-road parking for multiple vehicles, leading to a welcoming vestibule entrance, framed by a striking original archway. Stepping inside, the property opens into a modern and elegant entrance hall, complete with a black spindle staircase and feature panelling, adding a refined sense of character. Cleverly integrated under-stairs storage solutions provide practical space for coats, shoes, and other essentials, keeping the area clutter-free. To the right of the hallway, you'll find a stunning executive lounge, a stylish conversion from the original garage. This generous space is designed for comfort and sophistication, featuring a bespoke media wall with integrated storage, a contemporary feature fireplace, and wood-panelled detailing. With room for an oversized luxury sofa, the space is further enhanced by plantation shutters, creating a sleek yet inviting atmosphere. To the left of the hallway, the original living room showcases a beautiful bay window, flooding the space with natural light while enhancing its elegant character. A charming feature fireplace and tasteful wooden flooring add warmth and timeless appeal. This versatile room can serve as a study, office, library, playroom, or a formal dining area, adapting effortlessly to your lifestyle needs. At the heart of the home lies an expansive open-plan family lifestyle room, an impressive space designed for both relaxation and entertaining. The extension is bathed in natural light from a large overhead skylight, further enhancing the sense of openness.

- The seating area offers the perfect retreat for unwinding, with a TV set-up and ample space for relaxation.
- The formal dining area provides picturesque views of the private rear garden through elegant bi-fold doors, seamlessly blending indoor and outdoor living.
- The well-equipped fitted kitchen is a culinary delight, featuring a central island with a breakfast bar, a stylish sink basin unit, custom storage solutions, and high-quality integrated appliances, including a gas hob and fitted oven. This space is beautifully accented with wooden worktops and attractive splashback tiles, offering both practicality and aesthetic charm.

Adjacent to the kitchen, a separate utility room provides additional convenience, offering:

- Matching wall and floor storage units
- Dedicated space for a tumble dryer and washing machine
- A sink and basin unit
- A small integrated oven

- Direct access to the rear garden
- Completing the ground floor is a stylish downstairs cloakroom, conveniently located within the utility area.

Ascending the grand galleried landing, you are welcomed by four well-proportioned bedrooms, each offering its own unique charm and versatility.

- The principal bedroom enjoys serene views over the private rear garden and is complemented by a large bay window, adding both light and space. Featuring bespoke panelling, this room currently accommodates a super king-size bed, highlighting its generous proportions.
- The second double bedroom is equally impressive, benefitting from another large bay window and ample space for a king-size bed and storage units.
- The third bedroom, an L-shaped room full of character, is currently used as a dressing room but easily accommodates a double bed and additional storage. A charming extended bay window offers the potential for a cosy reading nook.
- The fourth bedroom serves as an ideal home office, nursery, or children's room, offering flexibility to suit your needs. All bedrooms are serviced by a luxurious, spa-like four-piece family bathroom, featuring:
 - A full-sized bath
 - A walk-in corner shower with a waterfall fitting
 - A modern toilet and sink basin unit
 - A sleek floor-to-ceiling heated towel rail

To the rear of the property is a split-level mature rear garden perfect for relaxing and entertaining in the outdoors. Part patio and decking for alfresco dining, and part laid to lawn, the external area is complimented by a variety of shrubberies and trees, principal of which is a characterful palm tree. There are raised sleepers for the keen gardener, and with its east-facing positioning it sees plenty of sunlight all year round. This exceptional home seamlessly blends 1930s charm with contemporary elegance, offering versatile living spaces designed for modern family life. With spacious interiors, high-quality finishes, and a prime location, this is a rare opportunity to acquire a beautifully presented property in the heart of Walmley Village.

Early viewing is highly recommended!



Measurements

Kitchen/dining area 23' 0" x 11' 0" (7.0m x 3.36m)

Living/seating area 17' 8" x 11' 7" (5.38m x 3.53m)

Utility 9' 1" x 7' 10" (2.78m x 2.38m)

W.C 5' 1" x 2' 7" (1.55m x 0.78m)

Study 10' 0" x 9' 4" (3.05m x 2.85m)

Living Room 17' 5" x 11' 0" (5.31m x 3.36m)

Bedroom One 12' 1" x 9' 9" (3.68m x 2.96m)

Bedroom Two 10' 11" x 9' 9" (3.32m x 2.97m)

Bedroom Three 11' 5" x 10' 3" (3.47m x 3.13m)

Bedroom Four 11' 2" x 8' 1" (3.40m x 2.47m)

Bathroom 9' 0" x 5' 1" (2.74m x 1.55m)

Property Details

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Electric, gas, water & drainage.

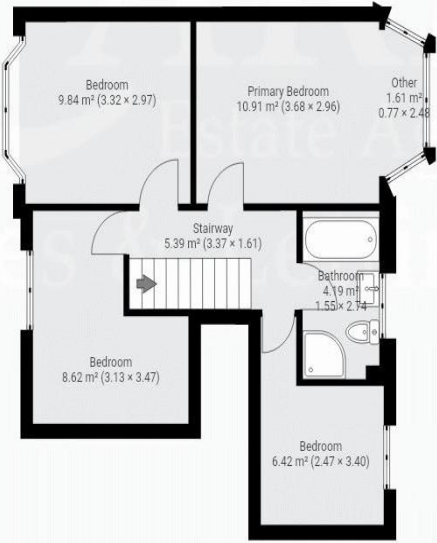
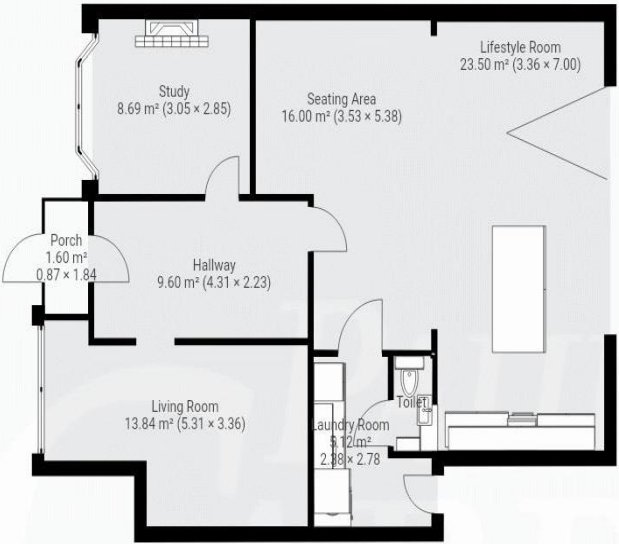
Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000 or via Walmley@paulcarrestateagents.co.uk.





Floor Plan

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



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Map Location







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: 4th February 2025