



Corn Mill Close, Walmley
Sutton Coldfield, B76 1TY

£825,000

Welcome to this incredible, executive-style, freehold detached residence beautifully situated on a cul-de-sac on a modern residential development in the heart of Walmley.

The interiors are so spacious and well planned throughout and include the following accommodation, a wonderful large welcoming hallway with a sweeping staircase to the first floor, storage, cloaks cupboard and guest's cloakroom. To the front is a sitting room and to the rear is a large family lounge. There is also a formal dining room ideal for entertaining and a large living kitchen offering modern day living that is now a must for every family and separate utility.

On the first floor the amazing accommodation continues offering five double bedrooms, all with fitted wardrobes and a separate home office. The master bedroom has an en-suite and walk in wardrobe and bedroom two (guests suite) also has an en suite plus there is a family bathroom.

Outside the house offers a very deep fore garden with sweeping driveway offering parking and giving access to the double garage.

To the rear is a well-tended garden with patio, perfect for relaxing and alfresco dining, lawn and planted borders.

Tenure: We can confirm the property is Freehold.

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

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



Room Measurements

W.C

Sitting Room 11' 8" x 8' 0" (3.55m x 2.44m)

Lounge 18' 2" x 11' 8" (5.53m x 3.55m)

Dining Room 13' 4" x 10' 0" (4.06m x 3.05m)

Kitchen/Breakfast Room 16' 1" x 16' 0" (4.90m x 4.87m)

Utility 13' 2" x 3' 2" (4.01m x 0.96m)

Bedroom 1 15' 0" x 11' 6" (4.57m x 3.50m)

En-suite

Walk-in Wardrobe

Bedroom 2 13' 0" x 9' 2" (3.96m x 2.79m)

En-Suite

Bedroom 3 14' 2" x 12' 7" (4.31m x 3.83m)

Bedroom 4 11' 2" x 9' 4" (3.40m x 2.84m)

Bedroom 5 12' 7" x 10' 8" (3.83m x 3.25m)

Office 9' 2" x 8' 6" (2.79m x 2.59m)

Bathroom 11' 5" x 6' 1" (3.48m x 1.85m)

Garage 18' 5" x 16' 3" (5.61m x 4.95m)





Floor Plan

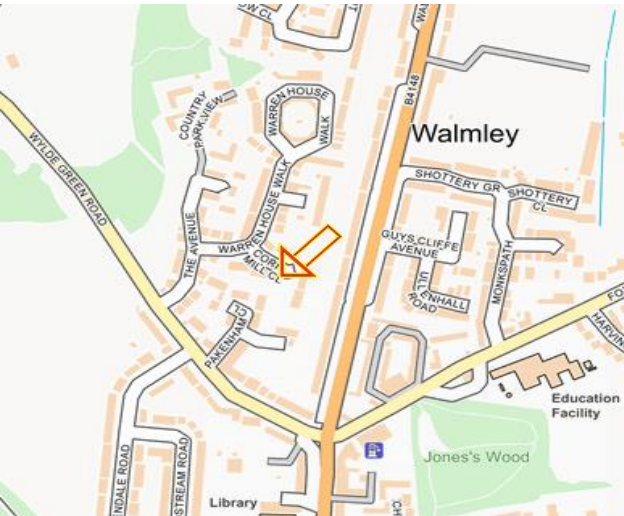
This floor plan is not drawn to scale and is for illustration purposes only

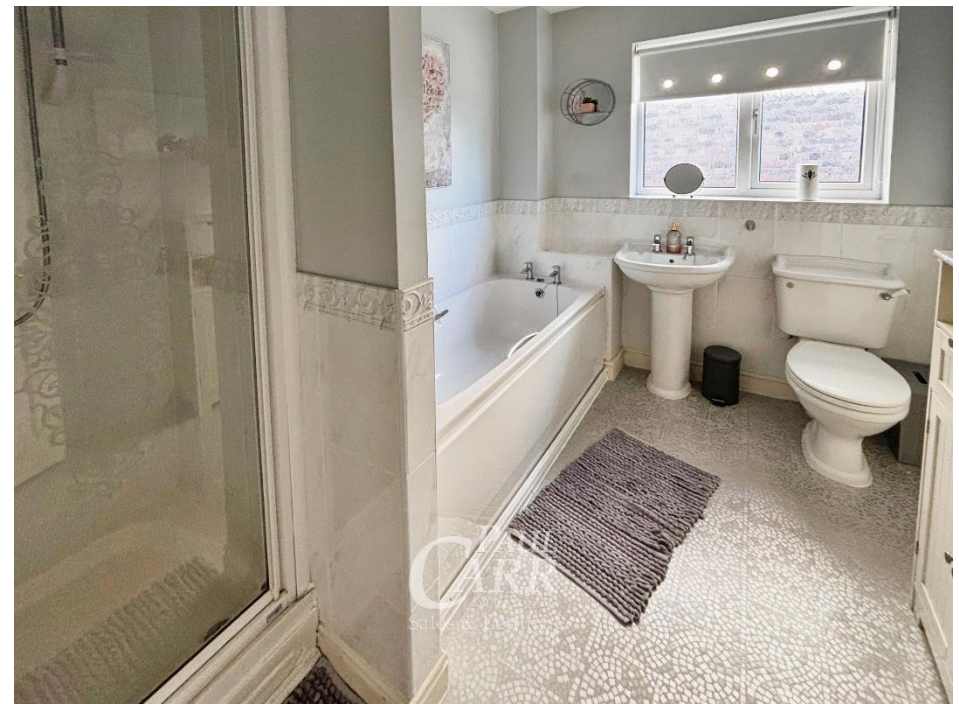


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	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: 28th February 2025