



Fox Hollies Road, Walmley,
Sutton Coldfield, B76 2RN

Offers in Excess of £750,000

Walmley

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Beautifully presented in the highest order throughout, this detached family home is situated in a highly desirable location within the Royal Borough of Sutton Coldfield.

Approached via a sweeping block paved driveway internal viewing reveals porch, elegant reception hall, guest cloakroom, spacious dual aspect lounge/dining room, impressive open plan kitchen/ breakfast/family room with an array of modern fitted units and a separate utility room.

Stairs lead from the reception hall to the spacious landing/study area, four generous sized bedrooms with the master bedroom being complimented by en-suite shower room as well as all bedrooms having access to the contemporary principal bathroom with bath and separate shower cubicle.

Attractive mature garden to the rear of the property with summer house and decked and paved patio areas providing a tranquil space ideal for alfresco entertaining.

To the right-hand side of the property is a useful full-length storeroom and to the fore the block paved driveway and double garage provide ample off-road parking.

The property benefits from an alarm system and CCTV is also fitted.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Internal viewing is highly encouraged to fully appreciate this stunning home.





Property Specification

ELEGANT DETACHED FAMILY HOME
HIGHLY SOUGHT AFTER LOCATION
SWEEPING BLOCK PAVED DRIVEWAY
ATTRACTIVE MATURE REAR GARDEN WITH PAVED &
DECKED PATIO AREAS
FOUR DOUBLE BEDROOMS

Porch 4' 5" x 10' 6" (1.34m x 3.20m)

Reception Hall 12' 10" x 14' 6" (3.91m x 4.42m)

Guest Cloakroom 5' 10" x 3' 4" (1.78m x 1.01m)

Lounge/Dining Room 24' 11" x 11' 10" (7.60m x 3.61m)

Kitchen 11' 7" x 25' 11" (3.53m x 7.90m)

Utility room 6' 0" x 7' 11" (1.83m x 2.42m)

Landing 17' 4" x 15' 2" (5.28m x 4.63m)

Master Bedroom 17' 4" x 15' 2" (5.28m x 4.63m)

Master En-suite 8' 6" x 5' 11" (2.59m x 1.81m)

Bedroom 2 13' 5" x 12' 0" (4.09m x 3.66m)

Bedroom 3 11' 4" x 11' 11" (3.45m x 3.63m)

Bedroom 4 11' 8" x 11' 2" (3.55m x 3.40m)

Bathroom 8' 5" x 8' 8" (2.56m x 2.65m)

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: 2nd November 2022

Viewer's Note:

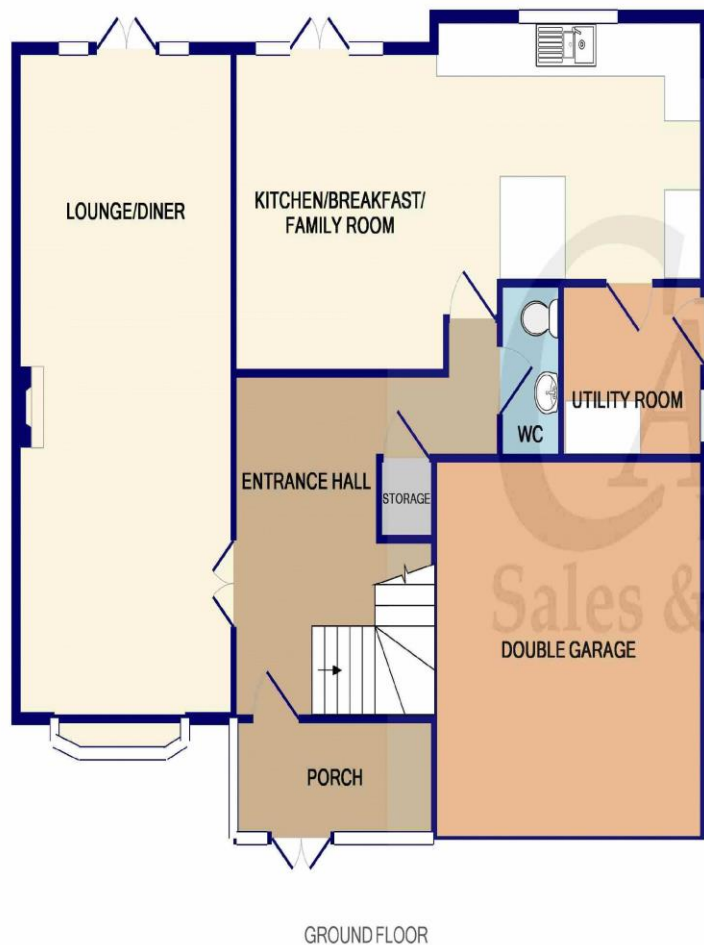
Services connected: Mains electricity, gas, water & drainage

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		74 c
55-68	D	56 d	
39-54	E		
21-38	F		
1-20	G		

Map Location

