

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Discrete & beautifully presented, four bedroomed detached home
- * Superb, fully comprehensive bathroom
- * Incredible, bespoke fitted breakfast kitchen through dining room
- * Sliding patio doors and half & half cottage style door to rear
- * Cosy and delightful lounge having bay window to fore
- * Office/study & guest cloakroom/WC
- * Attractive utility & understairs storage
- * Block paved, multi-vehicular drive
- * Detached double garage
- * Private & mature, stunning rear garden



24 GLENFIELD CLOSE, WALMLEY, B76 1LD ~ Offers Over £560,000

Nestled discretely at the end of the cul-de-sac and being set upon an ever popular and increasingly sought-after estate in Sutton Coldfield, this superb and delightfully presented, freehold, detached four bedroomed family home offers privacy and deceptively large living spaces throughout. Located within the catchment area for excellent schooling, this home presents an exceptional opportunity for families seeking top-tier education options for children. Additionally, its proximity to local amenities, recreational facilities and transportation links ensures convenience and connectivity for modern living. As you approach the property, a sense of exclusivity envelops you, with manicured landscaping and a welcoming ambiance befitting of internal decor. Benefitting from gas central heating and PVC double glazing (both where specified), the home's addition of a detached, double garage and multivehicular drive to front advances into: deep and welcoming entrance hall, doors lead into a beautifully cosy lounge having bay window to fore, a converted garage that is now used as an office/study, guest cloakroom/WC, utility, understairs storage and a superb, bespoke fitted breakfast kitchen through dining area having sliding patio doors to rear garden. To the first floor, four well-proportioned bedrooms are available, the master having shower and wash hand basin with opportunity to create a separate, en-suite shower room built over the stairs, all bedrooms are serviced by a fully comprehensive, well appointed bathroom. To the rear, renewed composite decking leads from sliding patio doors and a cottage-style, half and half door, giving access to delightfully maintained lawn, timber decking provides space for entertaining and further space to the side of the accommodation provides seating. Mature shrubs and bushes privatise the property's perimeter. To fully appreciate the accommodation on offer, we highly recommend internal inspection.

Set back from the road behind a tarmac road, block-paved drive with mature bushes and conifers lining the perimeter gives access to the accommodation via a PVC double glazed leaded obscure door with window to side, into:

HALL: Doors open to a delightful, cosy lounge, office / study, utility, guest cloakroom / WC, understairs storage and fitted breakfast kitchen through dining room, radiator, stairs off to first floor.

DELIGHTFUL AND COSY LOUNGE: 17'1 (into bay) x 14'8 (max) / 11'8 (min): PVC double glazed bay window to fore, wall-mounted electric log-effect fire having living-flame style background, radiator, space for furniture and door out to hall.

OFFICE / STUDY: 12'3 x 7'4: PVC double glazed window to fore, previously converted from garage, radiator, access given to loft space and door to hall.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising low level WC and vanity wash hand basin, radiator, tiled splashbacks, door to hall.

SUPERB FITTED BREAKFAST KITCHEN-THROUGH-DINING-ROOM:

KITCHEN: 25'11 (through kitchen and dining room) x 13'9 (max) / 8'2 (min): PVC double glazed windows to rear, matching bespoke, fitted, high-gloss, handle-less wall and base units with under-lighting, integrated dishwasher and oven with microwave over, edged work surfaces with four ring electric induction hob and extractor canopy over, inset sink, half and half cottage-style door, recess for American-style fridge / freezer, tiled splashbacks, door to hall and access given into dining room.

DINING ROOM: 11'6 x 8'6: PVC double glazed sliding patio doors leading to rear, matching high-gloss handle-less base units with under-lighting, space to side for wine rack, space for dining table, large vertical radiator, access given back into kitchen.

UTILITY: 7'8 x 5'3: PVC double glazed obscure door to side, matching wall and base units with recesses for washing machine and dryer, edged work surfaces with stainless steel sink drainer unit, tiled splashbacks, tiled flooring, door giving access back into hall.

STAIRS & LANDING: Doors lead to four bedrooms and a fully comprehensive family bathroom, access is given to an insulated loft space.

BEDROOM ONE: 11'11 x 11'0: PVC double glazed windows to fore, step-in shower cubicle with glazed door to front, wash hand basin, radiator, space for large standing wardrobes and double bed.

BEDROOM TWO: 10'8 x 10'7: PVC double glazed window to fore, fitted sliding wardrobes, access given to a recessed alcove having space for dressing, radiator, door to landing.

BEDROOM THREE: 8'9 x 8'7: PVC double glazed window to rear, radiator, door to landing.

BEDROOM FOUR: 9'5 x 7'0: PVC double glazed window to rear, radiator, door to landing.

FULLY COMPREHENSIVE BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, low level WC, pedestal wash hand basin and step-in shower with glazed splash screen to side, ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN: Composite decking leads from kitchen and dining area, giving access to well-maintained lawn, raised timber decking provides space for entertainment, mature, well-stocked borders line the perimeter, access is given down to the side of the accommodation with further space for entertaining and access is given into:

DOUBLE GARAGE: 18'10 x 15'11: (Please check the suitability for your own vehicle use) Two single up and over garage doors lead to fore, space to roof for further storage and side door gives direct access into garden.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



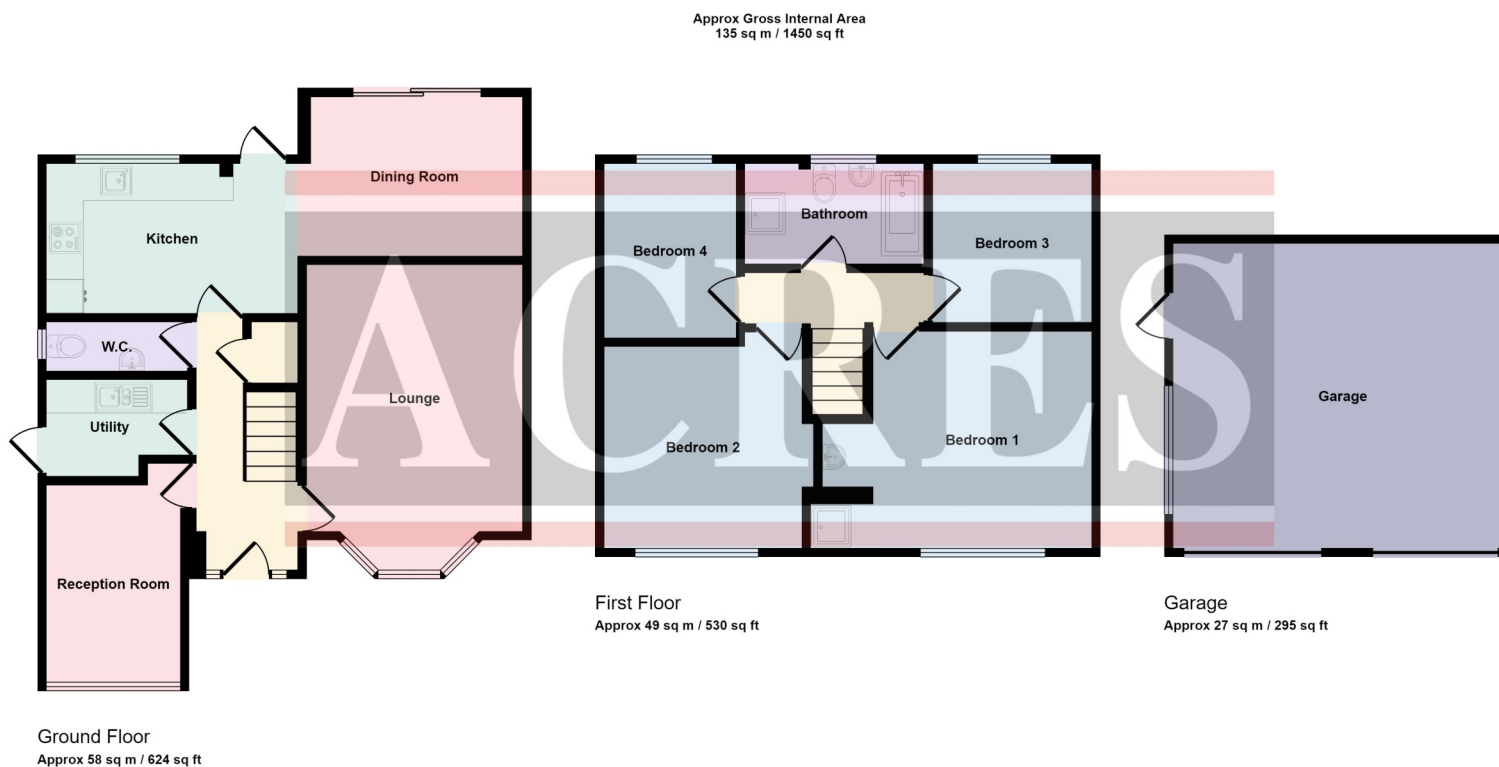
Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

TENURE: We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: E

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.