



- \* Incredibly located in a secluded, discreet position
- \* Four bedroomed, detached family home
- \* En-suite shower room to master
- \* Attractive family bathroom
- \* Considerable lounge with bay window to fore
- \* Superb fitted breakfast kitchen & appealing dining room
- \* Substantial rear conservatory with varying uses
- \* Guest cloakroom/WC and side, storage area
- \* Imposing multivehicular drive and rear garden
- \* Delightful position on an enviable plot



***27 BOWOOD END, NEW HALL, B76 1LU ~ Offers around £560,000***

Rarely does the opportunity present itself to purchase such a discreetly located, peaceful & cosy retreat in Sutton Coldfield upon an ever popular & continuously sought-after estate. This beautifully composed, four bedroomed, freehold, detached & converted family home sits upon an enviable plot directly adjacent to New Hall Valley offering unrivalled privacy & security. Delightfully crafted throughout & combining updated interior décor together with generous living proportions, the home falls in proximity of excellent educational opportunities for all ages. Local attractions include New Hall Hotel & Spa, Pesto at Hollyfield Road & a plethora of immediate daily essentials. Further comprehensive amenities, shopping & eateries can be obtained via a short drive into Walmley Village, Minworth, Wylde Green & Sutton Coldfield, all of which are also reachable via one of the many readily available bus services on Reddicap Hill. Benefitting from the provision of gas central heating & PVC double glazing, (both where specified), minute details have been added to the home such as floodlit lighting & a security alarm, with the interior rooms now briefly comprising: Deep & welcoming entrance hall with glazed doors leading to considerable family lounge, superb fitted breakfast kitchen & dining room, bi-folding doors lead from the dining room into a substantial rear conservatory, with access being gained to rear garden & back into lounge, a further single door from the hall advances into guest cloakroom/WC. To the first floor, side skirting boasts runway lighting & leads to four bedrooms, the master benefitting from en-suite shower room, all further bedrooms are serviced by a family bathroom. Externally, a multivehicular drive is set behind well tended shrubs and bushes, to the rear, paved stepping stones lead to the back of the perimeter, lawn with well stocked borders privatise the accommodation. To fully appreciate the home on offer, we highly recommend internal inspection.

Set back from the road behind a tarmac drive, a further multi vehicular tarmac drive is provided to the property, having a block-paved border lining the perimeter with access being gained into the accommodation via a wooden double glazed obscure door with windows to side into:

**DEEP & WELCOMING ENTRANCE HALL:** Glazed doors open to a substantial lounge, a superb fitted breakfast kitchen and appealing dining room, further doors lead to a guest cloakroom / WC and understairs storage, vertical radiator, stairs off to first floor.

**IMPOSING FAMILY LOUNGE: 24'4 x 11'9 (max) / 11'0 (min):** PVC double glazed bay window to fore, gas fire set upon a brick hearth having matching surround and wooden mantel beam over, radiators, glazed bi-folding doors to rear conservatory and further glazed double doors open to:

**DINING ROOM: 13'9 x 8'1:** PVC double glazed bi-folding doors open to rear conservatory having window to side, radiator, space for large dining table, glazed door opens to hall and glazed double doors open back to lounge.

**REAR CONSERVATORY: 25'2 x 16'2 (max) / 8'9 (min):** PVC double glazed windows to rear having patio doors leading down to a rear garden, electric heaters, PVC double glazed bi-folding doors give access back to lounge and to dining room.

**SUPERB FITTED BREAKFAST KITCHEN: 16'5 x 7'4:** PVC double glazed window to fore, matching gloss wall and base units with integrated dishwasher, wine rack and oven with grill over, recesses for American-style fridge / freezer and washing machine, edged work surfaces having matching upstands and four ring integrated electric induction hob with extractor canopy over, one and a half inset sink drainer unit, a variety of lighting is provided via kickstands, eye level unit under-lighting, recessed downlights and starlights, PVC double glazed obscure door to side and glazed door opens to entrance hall.

**GUEST CLOAKROOM / W.C:** PVC double glazed obscure window to side, suite comprising low level WC and floating wash hand basin, radiator, wall and ceiling panelling, door out to hall.

**STAIRS & LANDING:** Skirting board runway spotlights having glass balustrade to side leads to first floor, doors open to four bedrooms, family bathroom and airing cupboard.

**BEDROOM ONE: 12'0 x 11'9:** PVC double glazed window to fore, fitted wardrobes with overhead storage and centre recess for bed, radiator, door to landing and to:

**ENSUITE SHOWER ROOM:** Obscure oval window leads to fore, suite comprising step-in shower cubicle having glazed sliding door, vanity wash hand basin, pre-lit mirror, ladder style radiator, tiled splashbacks and flooring, door back to bedroom.

**BEDROOM TWO: 10'8 x 10'8:** PVC double glazed window to fore, radiator, space for double bed and wardrobes, door back to landing.

**BEDROOM THREE: 8'11 x 8'6:** PVC double glazed window to rear, radiator, door back to landing.

**BEDROOM FOUR: 9'5 x 6'9:** PVC double glazed window to rear, radiator, door to storage and door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising large corner bath having curved splash screen to side, pedestal wash hand basin and low level WC, panelled splashbacks, radiator, door back to landing.

**REAR GARDEN:** Paved stepping stones lead from rear conservatory and advance to lawn, mature shrubs and bushes line the perimeter with access being gained back into the accommodation via PVC double glazed doors into rear conservatory. Access is also gained into a side timber store.



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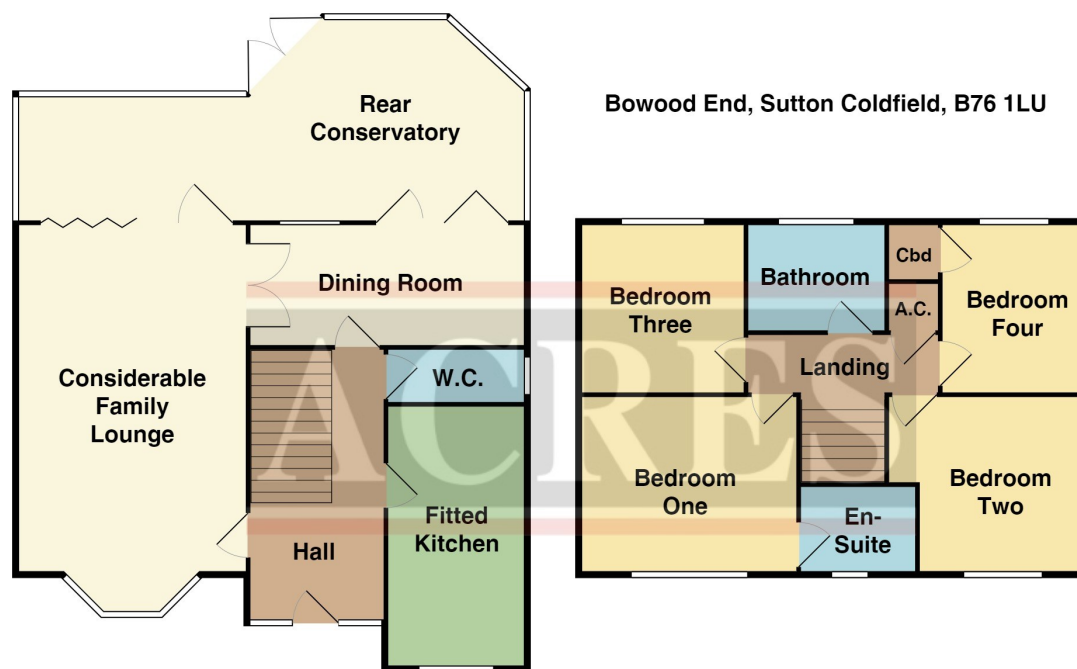
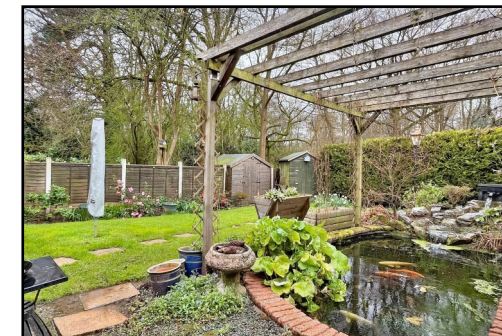
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.