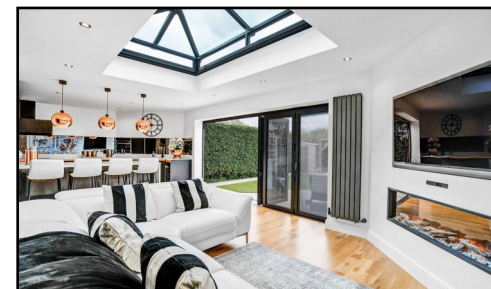


ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- * Bespoke crafted, four bedroomed detached family home
- * Truly impressive en suite shower room
- * Inviting family bathroom
- * Considerable yet cosy lounge and dining room
- * Extended & superb, fitted breakfast kitchen
- * Attractive rear family room having bifolding doors to rear
- * Recently refitted downstairs shower room
- * Multivehicular drive & single garage
- * Landscaped, private and mature rear garden
- * Utterly stunning & desirable



91 HOLLYFIELD ROAD, B75 7SE ~ OFFERS OVER £670,000

An exceptional opportunity awaits within this incredibly spacious, four bedroomed, detached and comprehensively extended, freehold family home in an enviable position of Sutton Coldfield and boasting many superb internal features. Within close proximity to excellent educational opportunities for all ages, the home's convenient position results in opportunity to take advantage of the entire local area's offerings of which include: restaurants, cafes, public parks, hospital and even a petrol station. Wider and further comprehensive shopping amenities and retail therapy can be obtained via one of many, readily available bus services, providing ease of commute to surrounding town and city centre locations. The meticulous attention to detail blends contemporary and modern décor, befitting of the rarity of such property and as such, is a home that will truly blow away any prospective viewers. Benefitting from the provision of gas central heating and PVC double glazing, further attributes include a mixture of fitted shutter style, integral Venetian and electrically operated blinds with solid wood flooring (all where specified), the property currently briefly comprises: Deep and welcoming entrance hall, glazed doors open to an immaculate family lounge having access to a rear dining space, an inner hall advancing to a superb & stunning, fitted breakfast kitchen and family room having bifolding doors to rear with roof lantern over; a separate door leads from inner hall into a downstairs shower room. To the first floor, skirt runway lighting having glass balustrade to side grants entry to four bedrooms, the master offers a mesmerising vaulted ceiling, Juliet doors opening to rear and a delightful en-suite shower room. All bedrooms are serviced by a family bathroom. Externally, a multivehicular block paved drive leads to the accommodation and proceeds into a single garage/store; to the rear, a landscaped garden showcases paving, lawn, mature conifers to sides and a rear pagoda with adjustable awning overhead. To fully appreciate the accommodation on offer, we highly recommend internal inspection.

Set back from the road behind a block paved multi vehicular drive having mature bushes privatising the access into the accommodation, bespoke timber lined fencing to side, leads to a composite door having PVC double glazed obscure windows to side, giving access into:

ENTRANCE HALL: Tiled flooring leads to solid wood flooring, a renewed designer radiator is wall-mounted to side, a solid door opens to garage / store, glazed doors open to inner hall / kitchen walk-through and a superb family lounge through dining room, stairs off to first floor.

FAMILY LOUNGE: 14'6 x 12'6: PVC double glazed windows to fore having shutter style blinds fitted over, a truly impressive electric inset fire having living flame and log effect within is provided in a media wall, a further recess is provided for a television, radiator, a glazed door opens to hall, access is given into:

DINING ROOM: 25'7 (through dining and lounge) x 11'1 (max) / 9'7 (min): Glazed windows overlook rear family room, radiator, space for dining table, solid wood flooring, access into lounge area.

INNER HALL: 9'7 x 6'4: Matching fitted units complimenting the kitchen provide space for storage, access is given into kitchen / family room, glazed door opens to hall and further solid door opens to shower room, radiator.

REAR FAMILY ROOM: 28'0 (through kitchen) x 11'4 (max): PVC double glazed bi-folding doors having integrated blinds set within, a designer vertical radiator, a further inset electric fire having living flame and log effect to a media wall having recesses for television and set-top box, windows lead into dining room / lounge, a roof lantern provides electrically operated blinds, solid wood flooring leads back to inner hall and into:

SUPERB FITTED BREAKFAST KITCHEN: 16'9 x 11'8 (max): PVC double glazed obscure window to side, matching handle-less wall and base units having under-lighting and integrated dishwasher, fridge / freezer and oven with grill over, granite edged work surfaces having inset sink with grooves cut to side for draining, five ring electric induction hob having extractor canopy over, a matching Perspex / glass splashback is provided, integrated wine fridge, wall radiator, access to a breakfast bar having further base units and edged granite work surfaces, space for multi seats, access back to family room and into inner hall.

SHOWER ROOM: PVC double glazed obscure window to side, step-in double shower cubicle with glazed sliding splash screen doors to side, low level WC and vanity wash hand basin, ladder style radiator, tiled flooring and splashbacks, door gives access back to inner hall.

STAIRS & LANDING TO FIRST FLOOR: Glass and wooden balustrade leads to first floor landing, having side skirted runway spotlights, solid doors open from the landing and give access to four bedrooms and a family bathroom.

BEDROOM ONE: 16'9 x 8'2: Having been extended over the garage space and boasting a substantial vaulted ceiling, PVC double glazed Juliet doors open and overlook rear garden having fitted black-out blinds, radiator, access is given into:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to fore having fitted shutter style blinds over, suite comprising ribbed glazed splash screen leading into a walk-in shower cubicle, low level WC and his and hers vanity wash hand basins, tiled splashbacks and flooring, ladder style radiator, access is given back to bedroom.

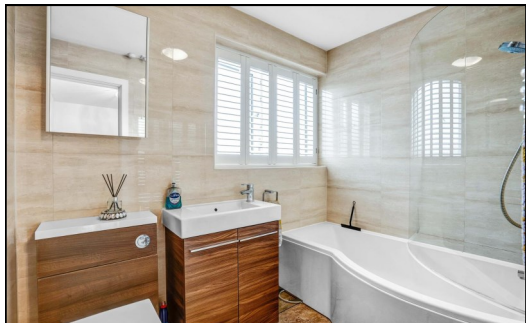
BEDROOM TWO: 13'1 x 11'5 (max) / 9'6 (min to wardrobes): PVC double glazed windows to fore having fitted shutter style blinds over, space for Queen sized bed and complimenting suite, radiator, fitted sliding wardrobes, recess for door back to landing.

BEDROOM THREE: 11'10 x 11'5: PVC double glazed windows to rear having fitted shutter style blinds over, wall panelling and space for a complete bedroom suite, radiator, door back to landing.

BEDROOM FOUR: 9'8 x 7'2: PVC double glazed window to fore having fitted shutter style blinds over, radiator, space for single bed and complimenting wardrobe, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, having fitted shutter style blinds over, suite comprising bath with curved glazed splash screen to side, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN: Paved patio leads from the extended accommodation via bi-folding PVC double glazed doors and gives access to a side path, a well-tended lawn is offered to the centre of the garden with mature shrubs and bushes lining the perimeters, further paving continues at the back of the garden, with a timber framed pagoda providing privacy and cover from the elements, access is given down to the side of the accommodation.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



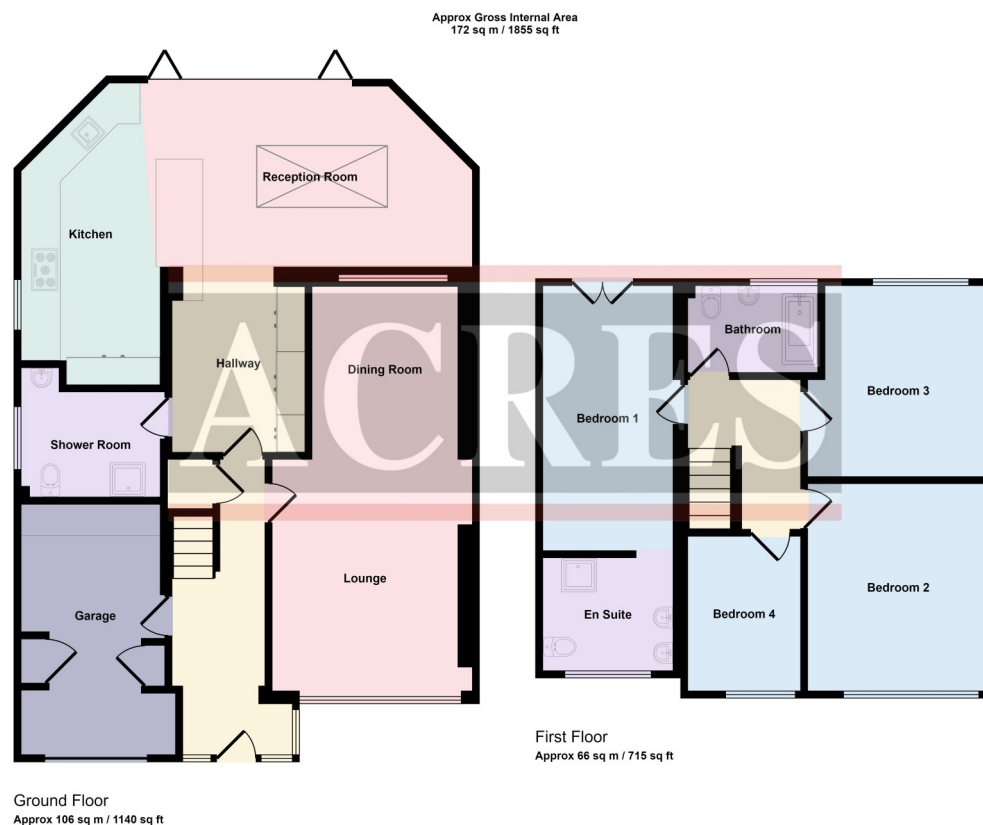
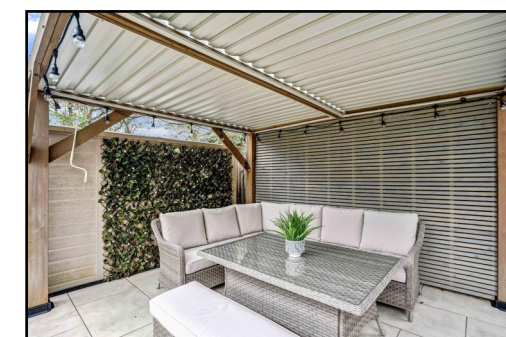
Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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: D

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	76 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.