

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Superbly presented throughout in an enviable position
- \* Five bedrooms with master offering en-suite
- \* Attractive family bathroom
- \* Spacious lounge with bow window to fore
- \* Stunning Magnet fitted breakfast kitchen with shutter-style blinds
- \* Utility & guest cloakroom/WC
- \* Rear family room
- \* Double garage with Hormann electric door
- \* Private and impressive rear garden
- \* Multivehicular block paved drive to fore



***33 NEWMARSH ROAD, WALMLEY, B76 1XP ~ Offers in Excess of £550,000***

A truly exciting example of a beautifully composed, five-bedroom, extended and detached home in the desirable area of Sutton Coldfield, having been tastefully created and adored during its current ownership. Combining modern interiors with deceptive spaces, the home offers a luxurious and comfortable living experience for families seeking a spacious and elegant residence with immediate move-in to the home available thanks to its immaculate condition. Located on a popular estate in Minworth, excellent local amenities befit the accommodation with daily essential shopping obtainable via a short walk, additional and further comprehensive shopping can be found in surrounding towns including Wylde Green and Walmley. Well-regarded schooling for all ages falls close to the home, public parks, commuter links and readily available bus services are just a few of the impressive benefits to Minworth. Complimented by the provision of gas central heating and PVC double glazing (both where specified), no stone has been left unturned in this striking family home to conclude superb accommodation with internal rooms comprising: entrance hall, imposing family lounge with bow window to fore, a mesmerising Magnet fitted breakfast kitchen screams natural light thanks to wide glazed areas and the clever integration of fitted shutter style blinds, access is provided to a utility, guest cloakroom/WC and rear family room. To the first floor, five bedrooms are offered with the master boasting Sharps wardrobes and en-suite shower room, bedrooms two, three and five all provide built-in/fitted wardrobes. The first floor is topped off by a stylish family bathroom. Externally, a multivehicular block paved drive leads into the accommodation, having a Hormann, electrically operated up and over garage door providing access to a double garage. To the rear, privacy comes as standard thanks to tree- and conifer-lined perimeters, various socialising and dining spaces are offered throughout. To fully appreciate the accommodation on offer, we highly recommend internal inspection. EPC RATING TBC.

Set back from the road behind a multi vehicular block paved drive with mature shrubs and bushes to sides, access is gained into the accommodation via a PVC double glazed obscure leaded door into:

**ENTRANCE HALL:** An internal door opens to family lounge, stairs off to first floor, radiator, solid wood flooring.

**FAMILY LOUNGE: 15'1 x 12'8 (max):** PVC double glazed bow window to fore, gas living-flame, coal-effect fire set on a stone hearth having matching surround and mantel over, radiator, door back to hall and door leads to:

**FITTED BREAKFAST KITCHEN: 15'11 x 10'6:** PVC double glazed leaded windows and patio doors to rear, having fitted shutter-style blinds over, Magnet kitchen comprising of matching high-gloss, handle-less wall and base units with integrated dishwasher, fridge, oven and microwave over, edged work surfaces with four ring electric induction hob and extractor canopy over, one and a half sink drain-er unit with draining grooves cut to side, a breakfast bar provides seating for four, wine rack, matching splashback upstands, door back to lounge and to pantry, a glazed door opens to:

**UTILITY: 7'5 x 7'4:** PVC double glazed leaded door to rear garden, space for American-style fridge / freezer, access to a rear family room, glazed door back to breakfast kitchen, internal doors open to a double garage and:

**GUEST CLOAKROOM / W.C:** PVC double glazed obscure window to rear, suite comprising low level WC and floating wash hand basin, door back to utility.

**REAR FAMILY ROOM: 11'0 x 9'5 (max—narrowing):** PVC double glazed leaded patio doors lead to rear garden, radiator, space for sofas, access is provided back to utility.

**STAIRS & LANDING:** Doors open to five bedrooms, a well-appointed family bathroom and airing cupboard, access is provided to the main loft space via a drop-down ladder (loft space being boarded); to the second and extended part of the house via a spring-loaded ladder (again with boarding) and electric access.

**BEDROOM ONE: 15'8 x 8'6:** PVC double glazed window to fore, built-in high-gloss Sharps wardrobes, radiator, space for double bed, door to landing and to:

**ENSUITE SHOWER ROOM:** PVC double glazed obscure window to side, suite comprising walk-in shower with glazed splash screen to side, vanity wash hand basin and WC, tiled splashbacks and flooring, door back to bedroom.

**BEDROOM TWO: 12'11 x 9'4:** PVC double glazed windows to fore, built-in sliding mirrored wardrobes, radiator, space for double bed, door back to landing.

**BEDROOM THREE: 10'10 x 9'4:** PVC double glazed windows to rear, built-in sliding wardrobes, radiator, space for double bed, door back to landing.

**BEDROOM FOUR: 10'5 x 6'11:** PVC double glazed windows to rear, radiator, door back to landing.

**BEDROOM FIVE: 9'8 x 6'6:** PVC double glazed window to fore, built-in wardrobes with overhead storage and recess for bed, radiator, door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising P-shaped bath with glazed bi-folding splash screen door to side, vanity wash hand basin and WC, stainless steel radiator, tiled splashbacks, door back to landing.

**REAR GARDEN:** Block paving leads from the accommodation and advances to lawn, access is provided to a spacious rear shed and exclusive dining area with pagoda over, mature shrubs and bushes line the perimeters with access being gained back into the accommodation via PVC double glazed doors to fitted breakfast kitchen, utility and rear family room, access down the side of the accommodation provides a PVC double glazed obscure door into:

**DOUBLE GARAGE: 19'0 x 10'7: (Please check the suitability for your own vehicle use)** Recently fitted Hormann garage door having electrically operated up and over system, access is provided to the side of the accommodation and to utility.





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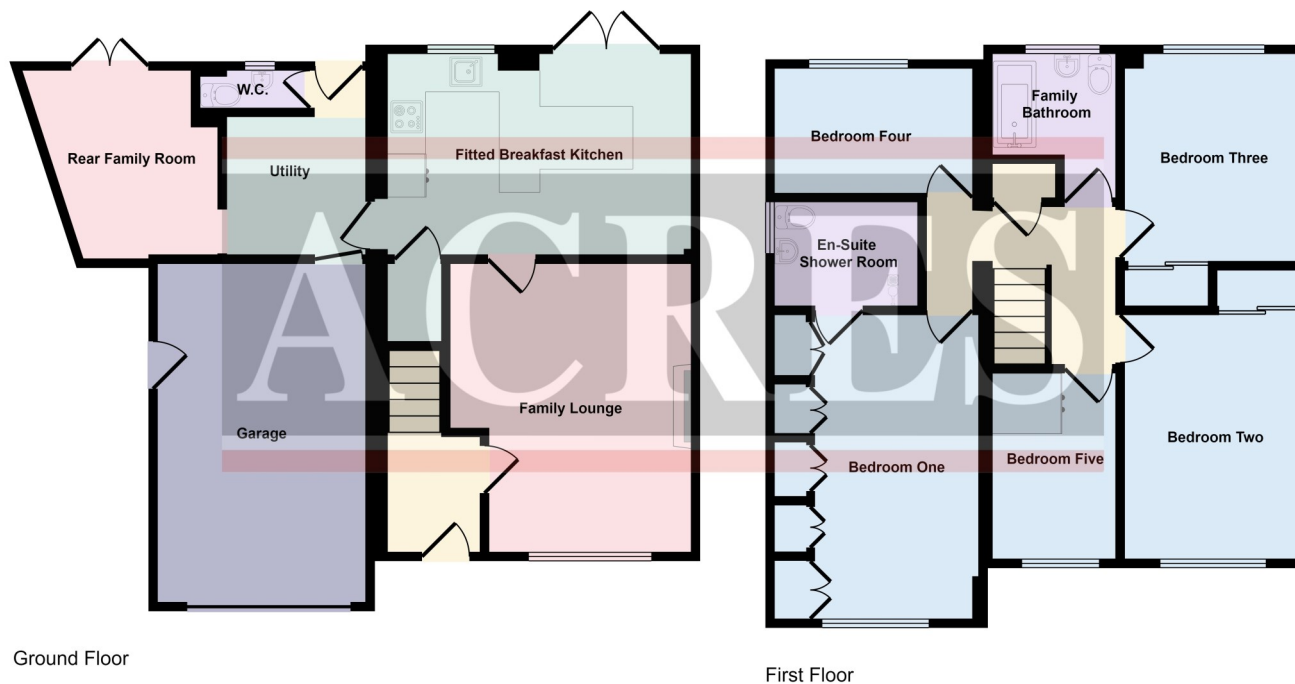
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**TENURE:** We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** E

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888



AWAITING EPC RATING

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.