



4, MILLSTONE CLOSE, WALMLEY, B76 1TX

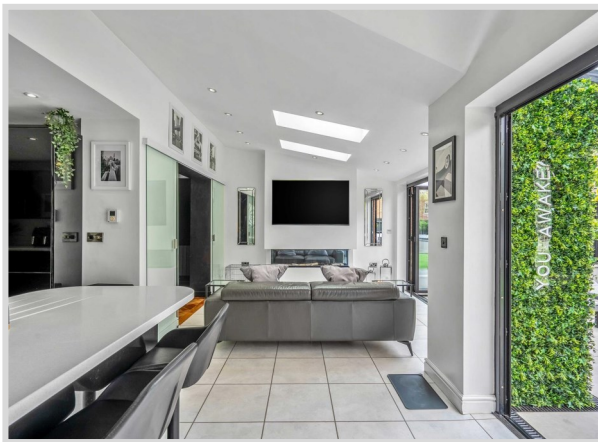
OFFERS AROUND —£785,000

An exceptional 4 bedroom, freehold family home that epitomizes modern luxury & contemporary living together with meticulous design presenting an opportunity to own a property with a sleek, sophisticated interior & exterior rarely available in today's market. Walking distance to Walmley which boasts its complete plethora of daily essential shopping amenities & facilities, readily available bus services are obtainable on the high street & provide ease of commute to surrounding town & city centre locations including Wylde Green, Sutton Coldfield & Minworth. New Hall Valley occupies a position at the end of the estate allowing for social opportunities & access to the great outdoors, further walks & public parks can be found surrounding Walmley. Benefitting from the provision of gas central heating and PVC double glazing (both where specified) added benefits include a 7Kw electric vehicle charging point & electric underfloor heating (where advertised). Internal rooms currently briefly comprise: Deep & welcoming entrance hall, office/study having media wall, a beautiful family lounge with another media wall offering bay window & electric log effect fire, guest cloakroom/WC, attractive dining room, substantial fitted breakfast kitchen with integrated units through to a family area & secondary dining space, a utility completes the ground floor accommodation. To the first floor are 4 double bedrooms with the master boasting en-suite shower room & all rooms having built-in wardrobes, a comprehensive family bathroom incorporates electrically operated toilet function & a built-in TV. Externally, considerable parking is available having been tastefully provided through a resin drive, to the rear, paving, artificial lawn & raised, garden borders are offered, a recess is found within decking & allows for hot tub, a purpose-built kitchen area having BBQ, pizza oven & fridge with a TV providing entertainment. The home is completed by a converted garage now offering gymnasium.

Upon entering, you are immediately struck by the spacious and open layout, seamlessly integrating the living, dining, and kitchen areas. The expansive living room, with its clean lines and abundant natural light, creates a sophisticated yet inviting atmosphere, perfect for both relaxing and entertaining. The state-of-the-art kitchen is a chef's dream, featuring high-end appliances, sleek cabinetry, and an island that doubles as a stylish focal point and functional workspace.

The ground floor also includes a versatile room that can be used as a study or playroom, providing flexibility to suit your lifestyle. Upstairs, the home continues to impress with four generously sized bedrooms, each offering ample storage and adorned with modern finishes. The master suite is a true sanctuary, complete with a luxurious en-suite shower room featuring contemporary fixtures and a serene ambiance. The remaining bedrooms share a beautifully designed family bathroom, ensuring convenience and comfort for all.

Outside, the property extends its modern ethos with a meticulously landscaped garden, offering a perfect blend of aesthetic appeal and low-maintenance living. Whether you envision hosting summer gatherings or enjoying peaceful moments, this outdoor space caters for all



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Set back from the road behind a considerable multi vehicular resin drive with block paving to perimeters, access is gained into the accommodation via a composite door with obscure double glazed windows to side, into:

DEEP & WELCOMING ENTRANCE HALL: Updated internal doors open to a guest cloakroom / WC, family lounge, an office / study, glazed door opens to an extended breakfast kitchen, radiator, stairs give access to the first floor.

SIZEABLE FAMILY LOUNGE: 19'3 x 12'1: PVC double glazed leaded bay window to fore, a modern media unit with recess for TV and below a log-effect, living-flame electric fire, radiator, dado wall panelling, door back to entrance hall.

OFFICE / STUDY: 9'0 x 6'9: PVC double glazed leaded window to fore, media unit with recess for TV having storage cupboards below, radiator, tiled feature wall, door back to entrance hall.

FITTED BREAKFAST KITCHEN THROUGH DINING AREA & FAMILY ROOM: 11'2 x 10'7: Bi-folding doors open to rear garden, matching high-gloss wall and base units with a variety of drawers, cupboards and corner units, integrated dishwasher, fridge / freezer, wine fridge, double oven and microwave, roll edged work surfaces having one and a half stainless steel sink unit with draining grooves cut to side, five ring gas hob having extractor canopy over, matching upstands, unit under-lighting and kickboard lighting, tiled flooring, leading into:

FAMILY AREA / DINING AREA: 25'5 x 11'1: With skylights over, family area provides media unit with recess for TV and an integrated log-effect, living flame electric fire, space for sofa and dining table, electric under floor heating to extension, access to kitchen, further doors lead to utility and dining room with glass sliding doors leading from family area into:

DINING ROOM: 11'5 x 8'9: Space provided for dining table, radiator, doors give access back to kitchen and sliding glass doors back to family area.

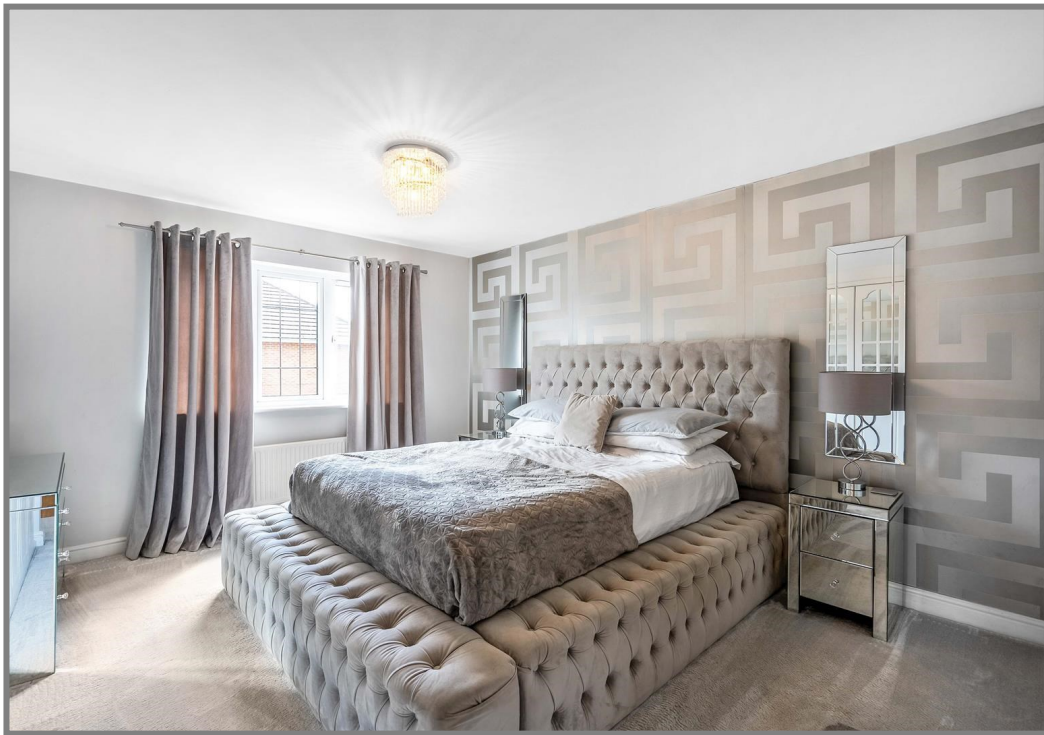
UTILITY: 8'7 x 5'2: Matching high-gloss wall and base units with recesses below for washing machine, edged work surfaces having matching upstands, tiled flooring, door back to fitted breakfast kitchen / dining area.

GUEST CLOAKROOM/ WC: Suite comprising floating wash hand basin and complimenting vanity WC, tiled splashbacks and flooring, door to understairs storage and back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, glass and wooden balustrade, doors open to four bedrooms, a family bathroom and airing cupboard, radiator, stairway runlights lead back to ground floor.



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





BEDROOM ONE: 14'9 x 11'5: PVC double glazed leaded windows to fore, built-in wardrobes having mirrored doors to centre, radiator, space for double bed and larger recess for door to landing and door to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising step-in shower cubicle with bi-folding glazed door, low level WC and pedestal wash hand basin, tiled splashbacks, ladder style radiator, door back to bedroom.

BEDROOM TWO: 13'0 x 9'4: PVC double glazed leaded window to fore, built-in wardrobes, radiator, door back to landing.

BEDROOM THREE: 10'3 x 9'4: PVC double glazed window to rear, built-in wardrobe, radiator, door back to landing.

BEDROOM FOUR: 11'0 x 6'6: PVC double glazed window to rear, built-in wardrobe, radiator, door back to landing.

FULLY COMPREHENSIVE BATHROOM: PVC double glazed obscure windows to rear, suite comprising fitted shower cubicle with glazed door and waterfall effect shower over, deep set bath having an inset mirror TV over and recessed storage areas complimenting, oval wash hand basin and low level automatically operated WC, electric under-floor heating, tiled splashbacks and flooring, door back to landing.

REAR GARDEN: Delightful porcelain paving leads from the accommodation and advances to artificial lawn, raised decking with space to centre for a hot tub, an impressive entertaining area is provided on the opposite side of the garden which comprises further tiling, inset barbecue, drinks fridge and pizza oven with mounted TV unit over, the perimeters are lined by raised garden beds housing mature shrubs, LED lighting encapsulates the high standard of the property with access being provided back into the accommodation via bi-folding doors and into:

CONVERTED GARAGE: 15'9 x 15'5: Composite door opens into garage, currently being utilised as a gym, electrically operated up and over garage doors give access to fore.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



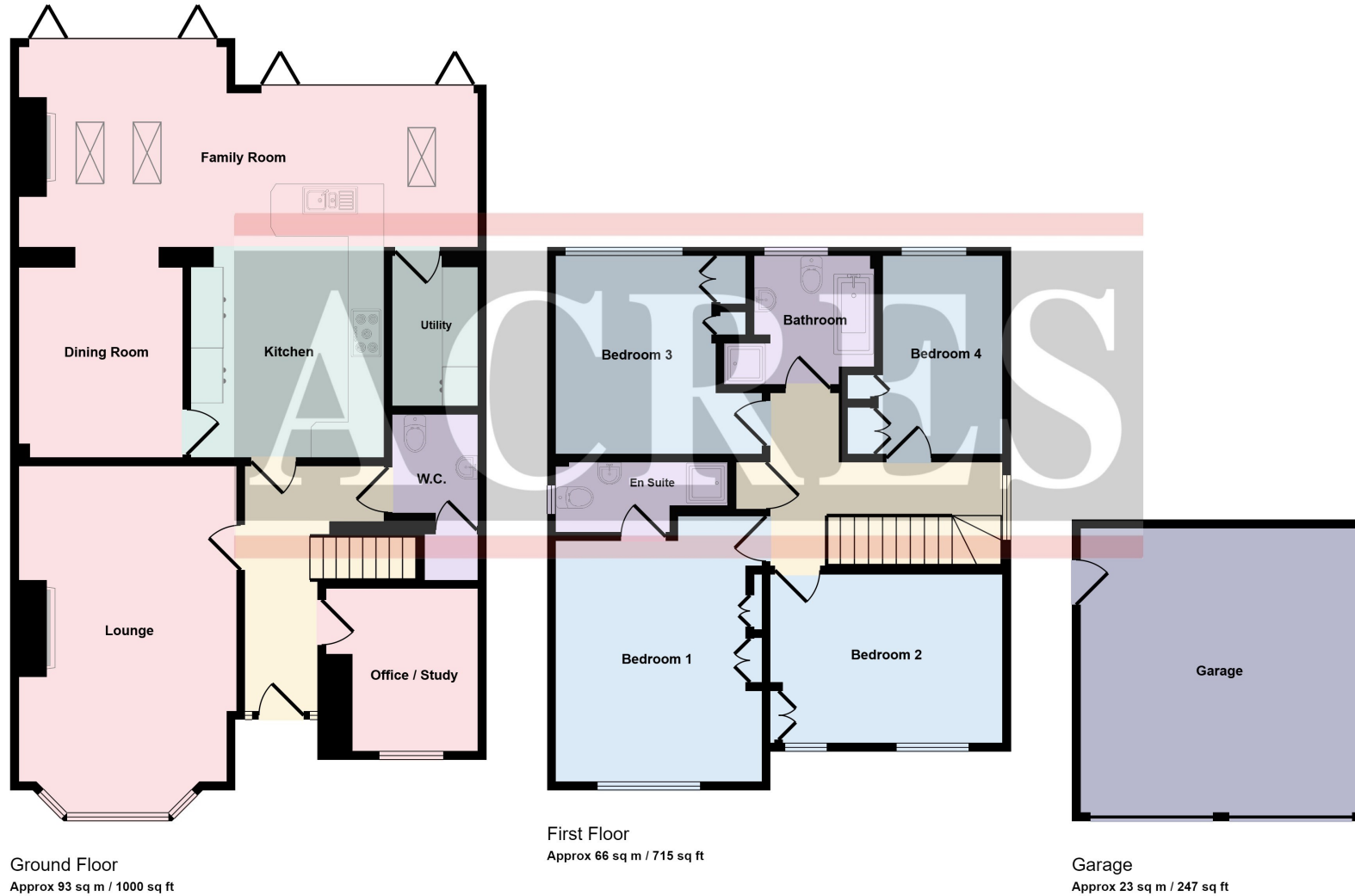
Council Tax Band: G



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.

Approx Gross Internal Area
182 sq m / 1962 sq ft



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.