

ACRES

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- * Beautifully composed, four bedroomed detached family home
- * Master boasting wardrobe and en-suite shower room
- * Superb family bathroom
- * Sizeable yet cosy lounge with bow window
- * Extended dining room with scope for alteration
- * Delightful fitted kitchen & matching utility
- * Guest cloakroom/WC & single garage
- * Multivehicular drive to fore
- * Private & mature rear garden
- * Rural setting at the end of the estate



4, HAYES MEADOW, B72 1XQ ~ Offers around £460,000

Nestled in the picturesque and highly sought-after area of Sutton Coldfield, this exceptional four-bedroomed detached family home exudes charm and sophistication. Lovingly extended and converted, this residence boasts stylish, beautifully maintained interiors that offer a perfect blend of contemporary design and comfortable living for any prospective purchasers. Set between two popular shopping destinations boasting a variety of amenities, Walmley and Wylde Green both alike, will provide all the essentials a family require through day to day life. Readily available bus services can be found upon Penns Lane and allow for ease of commute to surrounding locations, excellent educational opportunities for all ages complete Hayes Meadow. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: Entrance hall, spacious lounge having bow window to fore, a considerable and extended dining room having the opportunity for personalisation, a superb fitted kitchen, pantry, matching utility and guest cloakroom/WC. To the first floor, four well-proportioned bedrooms are offered with the master benefitting from built-in wardrobe and a delightful, en-suite shower room, the second bedroom boasts built-in sliding mirrored wardrobe and all rooms are serviced by a family bathroom. Externally, a multivehicular block paved drive leads to the accommodation with lawn to side, an up and over garage door opens into an integral garage space, to the rear, paving continues providing lawn and incredibly well-manicured perimeters that privatise the accommodation. To fully appreciate the home on offer, its pristine standard and potential, we highly recommend internal inspection. EPC RATING TBC.

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

ENTRANCE HALL: Radiator, stairs off to first floor, and an internal door opens to:

FAMILY LOUNGE: 19'4 x 13'2: PVC double glazed leaded bow window to fore, a gas living-flame, coal-effect fire is set on a granite hearth having matching surround with mantel over, radiators, internal door leads back to entrance hall and further door opens to:

EXTENDED DINING AREA: 16'11 x 8'7: PVC double glazed sliding patio doors lead to rear, radiator, space for dining table, recessed downlights, door back to lounge and further door opens into:

SUPERB FITTED KITCHEN: 9'4 x 7'9: PVC double glazed window to rear, matching high-gloss, handle-less wall and base units with a variety of drawers and cupboards, integrated dishwasher and oven with grill over, edged work surface having matching upstands, five ring gas hob with extractor canopy over, stainless steel sink unit with draining grooves cut to side, wall unit underlights, radiator, door to under stairs storage and back to dining room, access is provided into:

UTILITY: 7'5 x 6'3: Matching high-gloss, handle-less wall and base units with integrated washing machine and fridge / freezer, edged work surface having matching upstands and bowl stainless steel sink, PVC double glazed door gives access to rear garden, having window to side, access back to kitchen, doors open to garage and:

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

STAIRS & LANDING: PVC double glazed window to side, doors open to four bedrooms, family bathroom and airing cupboard.

BEDROOM ONE: 10'1 x 9'7: PVC double glazed window to rear, built-in wardrobes / storage, radiator, space for double bed, door back to landing and door to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising step-in shower cubicle having glazed splash screen and door to side, low level WC and floating vanity wash hand basin, radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 11'11 x 9'1: PVC double glazed leaded window to fore, built-in sliding mirrored wardrobes, space for double bed, radiator, door back to landing.

BEDROOM THREE: 14'5 x 7'6: PVC double glazed leaded window to fore, space for double bed and complimenting bedroom suite, radiator, door back to landing.

BEDROOM FOUR: 9'0 x 7'2: PVC double glazed leaded window to fore, radiator, door to overstairs storage, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising P-shaped bath with complimenting glazed splash screen to side, floating pedestal-style wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Paved patio leads from the accommodation and advances to lawn, mature, well-manicured shrubs and bushes line the perimeters and privatise the accommodation with access being gained back into the property via PVC double glazed sliding doors to dining room and a door into utility.

GARAGE: 16'1 x 7'9: **(Please check the suitability for your own vehicle use)** PVC double glazed obscure window to side, up and over garage door to fore.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



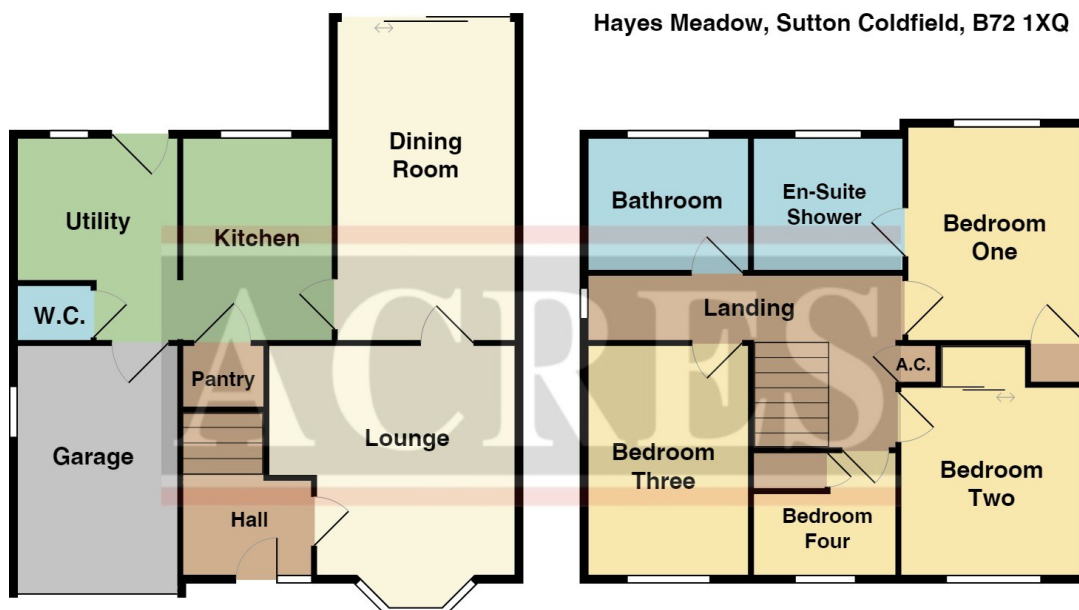
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



AWAITING EPC RATING

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