

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Extended & converted, detached family home
- \* Four well-proportioned bedrooms, considerable master
- \* Well-appointed family bathroom
- \* Spacious and attractive lounge with bow window to fore
- \* Rear dining room having conservatory off
- \* Superb fitted breakfast kitchen
- \* Appealing utility & guest cloakroom/WC
- \* Converted office/study space
- \* Multivehicle drive to fore and electric charging point
- \* Low maintenance & private rear garden



***14, Ashtead Close, Minworth, B76 1YH ~ Offers around £499,000***

Deceptively spacious from its initial exterior aspect, this impressively composed, 4 bedroomed, extended, converted detached family home offers generous living proportions for a variety of family arrangements. Set a stone's throw away from Walmley Ash Road providing its vast array of shopping amenities & facilities in Minworth, ease of access to local schooling is provided, readily available transport teamed with ideal commuter links allows for superb convenience to surrounding locations. Walmley, Wylde Green & Sutton Coldfield offer further comprehensive retail outlets together with conclusive education opportunities. Local parks, walks & trails surround the home's immediate position ensuring socialising opportunities, further into Walmley, New Hall Valley offers all of its natural beauty. Benefitting from the provision of gas central heating & PVC double glazing (both where specified), meticulous attention to detail & tasteful interior design allows for immediate move-in to the home upon completion thanks to its modern design. Currently briefly comprising: Entrance hall with a glazed door opening into a spacious family lounge having bow window to fore, rear dining room leading to conservatory, extended fitted breakfast kitchen with accompanying side utility, a converted garage space has now become office/study with a guest cloakroom/WC completing the ground floor accommodation. To the first floor, 4 bedrooms can be found, 2 offering built-in sliding mirrored wardrobes, the master sweeps the full length of the home & comprises walk-in, as well as a multi-use space suitable for office/study or a dressing area, all rooms are serviced by a family bathroom. Externally, a multivehicular drive leads into the accommodation & offers electric vehicle charging point, to the rear, paving is provided & progresses into artificial turf, mature shrubs & bushes line & privatise the borders. To fully appreciate the home on offer, we highly recommend internal inspection. EPC TBC.

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

**ENTRANCE HALL:** Glazed doors open to lounge and office, unglazed door opens to guest cloakroom / WC, radiator, stairs off to first floor.

**GUEST CLOAKROOM / WC:** PVC double glazed obscure window to fore, suite comprising corner vanity wash hand basin and low level WC, radiator, tiled splashbacks, door back to hall.

**FAMILY LOUNGE: 15'1 x 12'10:** PVC double glazed bow window to fore, gas living-flame, pebble-effect fire set on a granite-style hearth having matching surround and wooden mantel over, glazed door back to hall, access is provided into:

**DINING ROOM: 10'7 x 8'2:** Glazed double doors open to rear conservatory, radiator, access is given back to lounge, door to kitchen.

**REAR CONSERVATORY: 9'2 x 8'2:** PVC double glazed windows and patio doors to rear garden, double doors back to dining room.

**FITTED BREAKFAST KITCHEN: 16'4 x 9'8:** PVC double glazed windows and patio doors lead to rear garden, matching Shaker-style wall and base units with recesses for dishwasher and freezer, integrated oven, edged work surfaces having four ring electric hob and extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks, wall base under lighting, space for seating to breakfast bar, door back to dining room and to pantry, further door opens to:

**UTILITY:** Recess for free-standing fridge / freezer, door opens to airing cupboard, door to kitchen and further door to:

**CONVERTED OFFICE SPACE: 11'4 x 7'8:** PVC double glazed window to fore, radiator, glazed door to entrance hall and door back to utility.

**STAIRS & LANDING:** Doors open to four bedrooms and family bathroom.

**BEDROOM ONE: 25'10 x 7'4:** PVC double glazed windows to fore and to rear, built-in wardrobes, radiator, space provided for double bed and walk-in area suitable for studying.

**BEDROOM TWO: 12'9 x 9'6:** PVC double glazed windows to fore, built-in sliding mirrored wardrobes, radiator, door back to landing.

**BEDROOM THREE: 11'3 x 9'6:** PVC double glazed window to rear, built-in sliding mirrored wardrobes, radiator, door back to landing.

**BEDROOM FOUR: 9'9 x 6'4 (max) / 3'1 (min):** PVC double glazed window to fore, radiator, door to over stairs storage and to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, fitted P-shaped bath having curved and glazed splash screen to side, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks, doors to storage and back to landing.

**REAR GARDEN:** Paved patio leads from conservatory and fitted breakfast kitchen, advancing to artificial turf, mature shrubs and bushes line and privatise the property's perimeter, with access being gained down to the sides of the home.

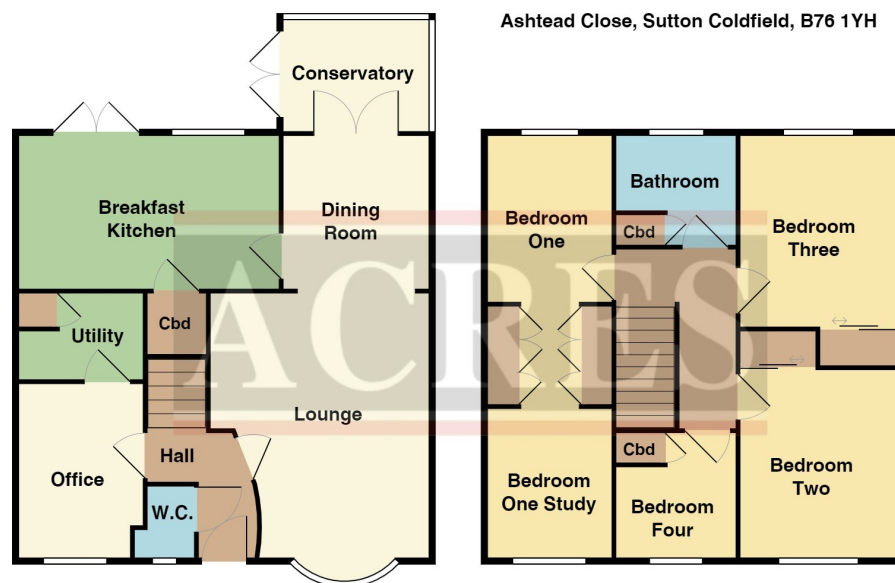


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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



AWATING 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.