

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Beautifully crafted, four bedroomed detached home
- Comprehensive double bedrooms, two boasting en-suite shower rooms
- Conclusively fitted, family bathroom & ground floor WC
- Superb, individually designed kitchen with Quartz worktops & SAMSUNG appliances
- Open kitchen through dining & family zone having bifolds to rear garden
- Imposing family lounge having bay window to fore
- Deep entrance hall with single garage off
- Expansive rear garden & multivehicle front drive
- 10 year NHBC
- Flooring & blinds included
- Not to be missed



THE HOLLY, 4 MULBERRY CLOSE, PENNS LANE, B72 1RS ~ Offers in Excess of £650,000

Tastefully crafted and presented in the desirable Sutton Coldfield area, this exquisite four bedroomed, detached and freehold family home boasts flooring & blinds included whilst being backed by a 10 year NHBC warranty for extra peace of mind. Located in this highly sought after development comprising of just 9 homes, availability is therefore limited and composes unique opportunity within. Walmley & Wyld Green fall in walking distance of the homes position, allowing for ease of access to local shopping amenities and facilities, further comprehensive retail can be obtained via one of the many, readily available bus services that serve surrounding roads. Excellent educational opportunities, parks and even a golf course are found within a short drive. Benefitting from the provision of gas central heating and pvc double glazing (both where specified), the delightfully crafted home currently briefly comprises: deep and welcoming entrance hall, imposing family lounge having bay window to fore, superb & individually designed kitchen showcasing Quartz worktops & integral Samsung appliances, through dining and family room, a guest cloakroom/w.c. completes the ground floor accommodation. To the first floor, return stairs progress to a sizeable landing space, doors open to storage and to four double bedrooms, the master and second providing en-suite shower rooms, a fully comprehensive bathroom finishes the internal accommodation. Externally, a multivehicle drive leads to a single, electrically operated garage, to the rear, lawn combined with paving and timber fencing privatises the properties borders. To fully appreciate the home on offer, we highly recommend inspection.

Set back from the road behind a multivehicle drive with lawn and shrubs to side, access is gained into the home via a PVC double glazed, obscure door into:

DEEP ENTRANCE HALL: Internal doors open to a sizeable family lounge, guest cloakroom/WC, composite door to garage, double doors to kitchen through family and dining zone, stairs off to first floor, radiator.

FAMILY LOUNGE: 18'8" (into bay) x 16'01" max 14'00" min: PVC double glazed bay windows to fore, radiator, door to hall.

SUPERB FITTED BREAKFAST KITCHEN THROUGH DINING & FAMILY ROOM: 27'05" x 13'07":

Kitchen: PVC double glazed window to rear having blinds over, matching Shaker style wall and base units with integrated dishwasher, two single ovens, and fridge/freezer, edged quartz work surfaces with matching upstands provide an electric induction hob, extractor canopy over and one and a half stainless steel sink unit having draining grooves cut to side, under eye unit lighting, breakfast bar allowing for extra seating, access into:

Family/dining zone: PVC double glazed bifolding doors lead to rear garden having blinds fitted, radiator, space for dining table and sofa, access provided to kitchen, double doors open back into entrance hall.

GUEST CLOAKROOM/WC: Suite comprising vanity wash hand basin and WC, tiled splashback, radiator, door to entrance hall.

STAIRS AND LANDING: PVC double glazed obscure window to side, return stairs lead to landing, doors open to four bedrooms and a family bathroom, double doors open to storage.

BEDROOM ONE: 16'01" x 14'06" (into door recess) max 4'05" min: PVC double glazed window to fore, built-in double wardrobe, space for double bed, radiator, door to landing and to:

EN-SUITE SHOWER ROOM: Suite comprising walk-in shower cubicle having glazed sliding door to fore, floating wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 13'11" x 11'02": PVC double glazed window to rear, space for double bed, radiator, door to landing and to:

EN-SUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising walk in shower cubicle with glazed sliding door to fore, floating wash hand and low level WC, ladder style radiator, tiled splashbacks, door back to bedroom.

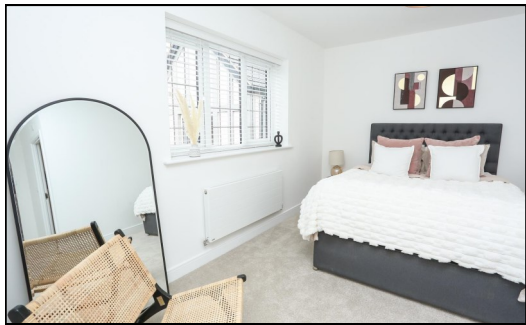
BEDROOM THREE: 12'07" X 10'04": PVC double glazed window to fore, space for double bed, radiator, door to landing.

BEDROOM FOUR: 13'10" (into door recess) x 11'10" max 10'02" min: PVC double glazed window to rear, space for double bed, radiator, recess for door to landing.

FULLY COMPREHENSIVE BATHROOM: PVC double glazed obscure window to side, suite comprising bath, low level WC, floating wash hand basin and shower cubicle with bifolding glazed door, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Paved patio leads from the accommodation and is combined with timber sleepers, lawn with a fence lined perimeter privatises the home, access is gained back into the property via PVC double glazed, bifolding doors to kitchen/family and dining room.

GARAGE: 19'01" x 8'06": (please check suitability for your own vehicle) Up and over electrically operated garage door to fore, composite door opens to entrance hall.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



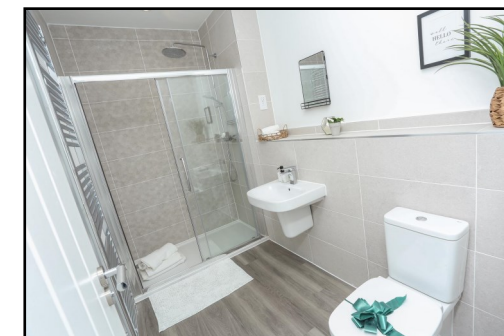
Every care has been taken with the preparation of these Particulars and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

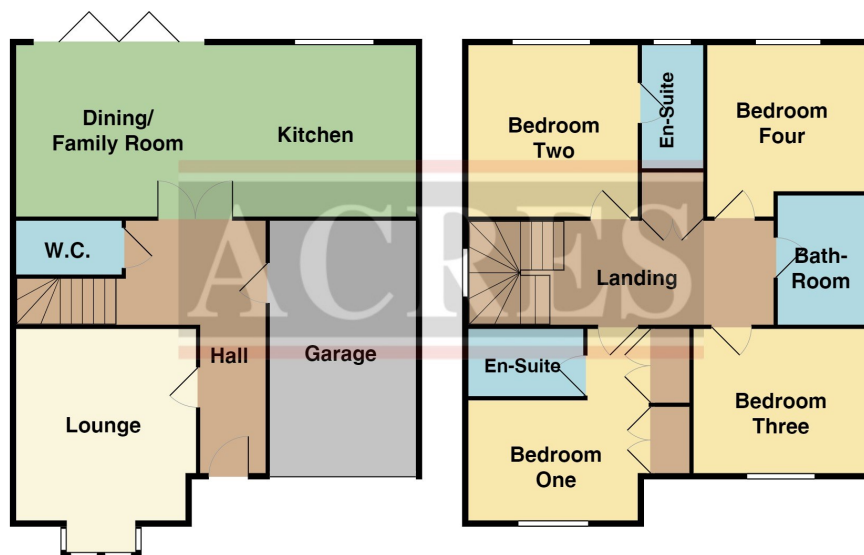
COUNCIL TAX BAND: G

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Mulberry Close, Sutton Coldfield, B72 1RS



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



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		