

ACRES

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- * Detached, four bedroomed family home
- * Master boasting en-suite & walk-in dressing
- * Delightful family bathroom
- * Substantial dual-aspect lounge
- * Fitted kitchen through to utility
- * Attractive dining room
- * Sizeable rear conservatory
- * Study/office and guests WC
- * Double-length garage with multivehicle drive
- * Private and mature rear garden



6, MEADOW CLOSE, WALMLEY, B76 2QQ ~ Offers around £570,000

This delightfully well-proportioned, freehold and four-bedroom detached family home enjoys an enviable location offering the perfect blend of nature and convenience. The property is well-positioned to provide easy access to an array of local amenities, all within walking distance, including shopping centres, dining options, and recreational facilities. Outside, the property benefits from a private garden that offers a peaceful setting to relax or enjoy outdoor activities, with the stunning backdrop of New Hall Valley Country Park just beyond a tree-lined fore perimeter. The home is also within close proximity to highly-regarded schools, making it an excellent choice for families seeking both quality education and a connected, active lifestyle. Readily-available bus services are provided back onto the main road, boasting various commuter links throughout the local area. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), generous internal proportions provide rooms which briefly comprise: deep entrance hall, substantial dual-aspect lounge, dining room, office/study, fitted kitchen with side utility, rear conservatory and guest WC. To the first floor, four well-proportioned bedrooms are offered with the master boasting walk-in dressing and wardrobe area, leading into an en-suite shower room, all bedrooms provide wardrobes, and access is provided into an impressive family bathroom. Externally, a multivehicular drive advances to the home with a variety of tarmac and block paving, an up and over garage door opens into a double length garage, to the rear, patio leads from the home and into lawn, mature shrubs privatise the property's perimeter. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a multi vehicular tarmac and block paved drive, access is gained into the property via a PVC double glazed obscure door into:

ENTRANCE HALL: Doors open to study, fitted kitchen, WC, storage and diner, double doors to lounge, radiator, stairs off to first floor.

LOUNGE: 17'11 x 14'1: PVC double glazed windows to fore and to sides, gas coal-effect fire, radiators, double doors open back to entrance hall.

WC: PVC double glazed obscure window to side, suite comprising low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

DINING ROOM: 11'2 x 10'0: PVC double glazed patio doors open to conservatory with windows to side, radiator, door back to entrance hall.

OFFICE / STUDY: 7'11 x 7'6: PVC double glazed window to fore, radiator, door back to entrance hall.

FITTED KITCHEN: 12'2 x 10'9: PVC double glazed window to rear, matching wall and base units with a variety of cupboards and sliding drawers, integrated fridge, freezer and dishwasher, oven having grill over, edged work surfaces having one and a half sink drainer unit, four ring gas hob with extractor canopy over, tiled splashbacks, space for dining table, radiator, door to entrance hall, glazed door opens to:

UTILITY: 7'8 x 5'3: PVC double glazed door to conservatory, matching base units with recesses for washer / dryer, edged work surface having stainless steel sink and double drainer to side, tiled splashbacks, glazed door to kitchen and PVC double glazed door opens to:

CONSERVATORY: 17'0 x 10'9: PVC double glazed windows and patio doors open to rear garden, patio doors to dining room and further single door into utility.

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

MASTER BEDROOM & WALK-IN:

BEDROOM ONE: 14'11 x 9'8: PVC double glazed windows to fore, radiators, built-in wardrobes with dressing table to centre and matching bed with bedside tables, access is provided back to:

WALK-IN DRESSING AREA: PVC double glazed windows to side, matching chest of drawers and built-in glazed wardrobes, radiator, access is provided to bedroom, door to landing and to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising corner shower cubicle, low level WC and vanity wash hand basin, tiled splashbacks, radiator, door back to walk-in.

BEDROOM TWO: 12'1 x 7'10 max / 4'4 min (to wardrobes): PVC double glazed windows to fore, built-in wardrobes with complimenting corner unit, radiator, door back to landing.

BEDROOM THREE: 12'1 x 6'10: PVC double glazed window to rear, built-in wardrobes with bed recess and accompanying chest of drawers, radiator, door to landing.

BEDROOM FOUR: 10'0 x 7'7: PVC double glazed window to rear, built-in wardrobes with chest of drawers and bedside table, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising corner bath, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Patio advances from conservatory and leads to lawn, mature shrubs and bushes privatise the property's perimeter and gives access into:

GARAGE: **(Please check the suitability for your own vehicle use)** Up and over garage door to fore, glazed door opens back to rear garden.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



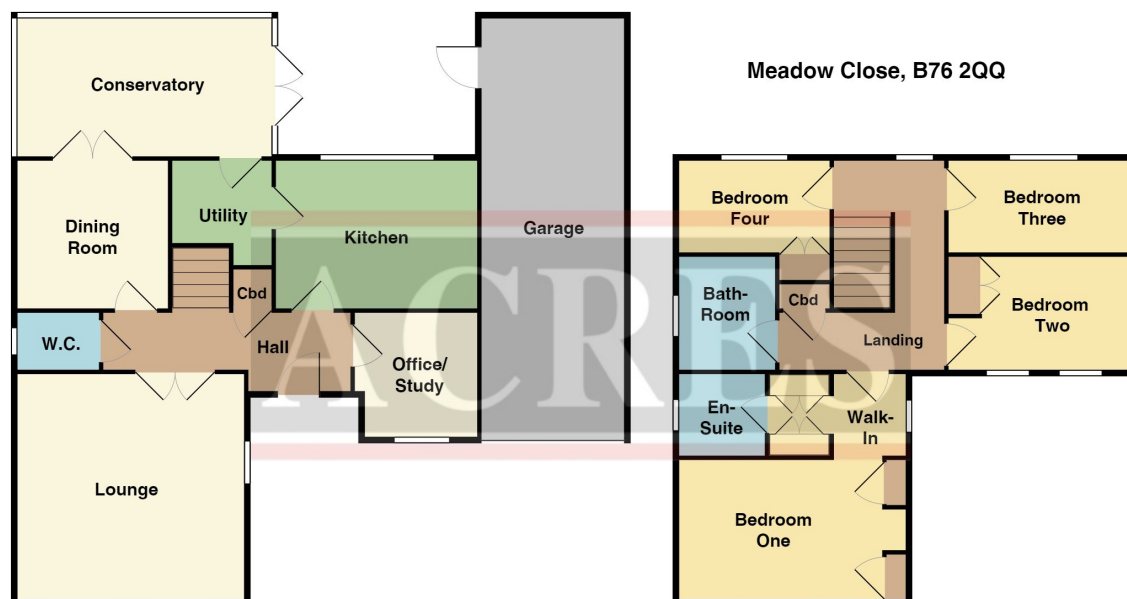
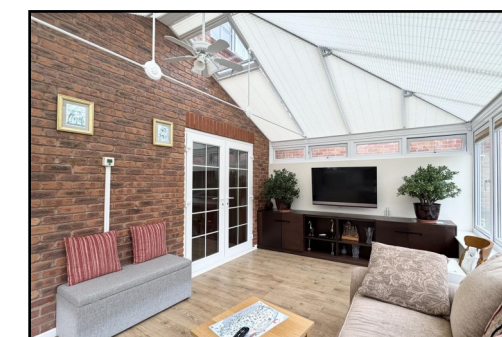
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



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		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		