

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Delightfully composed, four bedroomed detached home
- Fully comprehensive family bathroom
- Substantial, dual-aspect lounge
- Impressive rear conservatory
- Superb fitted breakfast kitchen
- Attractive office/study
- Guest cloakroom/WC & single garage
- Block paved, in-and-out drive to fore
- Sweeping rear garden with extension potential (stpp)
- Close to local amenities & schools



5, BROOKHUS FARM ROAD, B76 1QP ~ £525,000 (Open to Offers)

Welcome to this impressive four-bedroom detached family home, nestled within the highly sought-after Oak & Ash Estate in Walmley. This modern, well-maintained property offers an ideal blend of contemporary living and practical family space, making it perfect for growing families. Situated close to local shopping amenities and well-regarded schools in Walmley, further comprehensive shopping facilities are obtainable in Minworth, Wylde Green and Sutton Coldfield. Further potential for extension is provided at the home (subject to planning permission), allowing for full customisation at the property to suit prospective evolving needs. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), internal offerings currently briefly comprise: deep and welcoming entrance hall, doors open into a converted office/study room, superb fitted breakfast kitchen with dining space, dual aspect and imposing lounge advancing to a rear conservatory, a guest cloakroom/WC completes the ground floor accommodation. To the first floor, four well-proportioned bedrooms are offered, a fully comprehensive family bathroom services all rooms. Externally, a multivehicular block paved, in-and-out drive leads to the home, to the rear, a sweeping lawned garden space progresses to the side of the home, mature shrubs and bushes privatise the perimeter with access being provided into a single garage. To fully appreciate the home on offer, we highly recommend internal inspection.

Set back from the road behind a block paved, multivehicular in-and-out drive with slate garden border to fore, access is gained into the accommodation via a PVC double glazed, obscure door into:

DEEP & WELCOMING ENTRANCE HALLWAY: Glazed doors open into a superb, dual-aspect family lounge and considerable fitted breakfast kitchen, further doors to office and guest cloakroom/WC, radiator, stairs off to first floor.

DUAL-ASPECT FAMILY LOUNGE: PVC double glazed bow window to fore, radiator, space for dining table and lounge suite, glazed windows and double doors open to rear conservatory, recess to chimney breast for decorative fire, glazed doors open to entrance hall and:

FITTED BREAKFAST KITCHEN: PVC double glazed windows and side door to rear garden, matching high-gloss wall and eye level units with a variety of integrated units including oven with grill over, washing machine and dishwasher, recess for American-style fridge/freezer, roll-edged work surface with stainless steel sink drainer unit, five ring gas hob having extractor canopy over stainless steel splashback behind, further bowl style sink unit, tiled splashbacks and flooring, space for large dining table, radiator, door opens to storage, glazed doors open into lounge and back to entrance hall.

OFFICE/STUDY: PVC double glazed leaded window to fore, radiator, door back to entrance hall.

GUEST W.C: Suite comprising vanity wash hand basin and low level WC, ladder-style radiator, door back to entrance hall.

STAIRS AND LANDING: Doors open to four bedrooms and a family bathroom.

BEDROOM ONE: PVC double glazed leaded window to fore, built in storage cupboard, radiator, space for double bed and complimenting suite, door to landing.

BEDROOM TWO: PVC double glazed leaded windows to fore, doors to over stairs storage, radiator, space for double bed and complimenting suite, door to landing.

BEDROOM THREE: PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door to landing.

BEDROOM FOUR: PVC double glazed window to rear, radiator, door to landing.

FULLY COMPREHENSIVE BATHROOM: PVC double glazed obscure window to rear, suite comprising step-in shower cubicle with glazed sliding door to fore, large, jet-style bath, vanity wash hand basin and separate vanity WC, ladder-style radiator, tiled splashbacks and flooring, recess for door to landing.

REAR GARDEN: Paved patio advances from conservatory and kitchen and leads to mature, well-manicured lawn, blooming garden borders line and privatise the property's perimeter with lawn progressing to the side of the home where potential can be established for extension (stpp), to the adjacent side of the home, access is provided into:

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



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



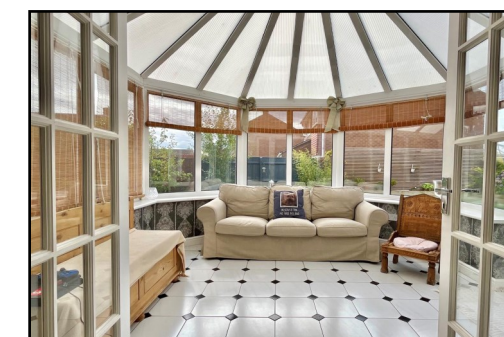
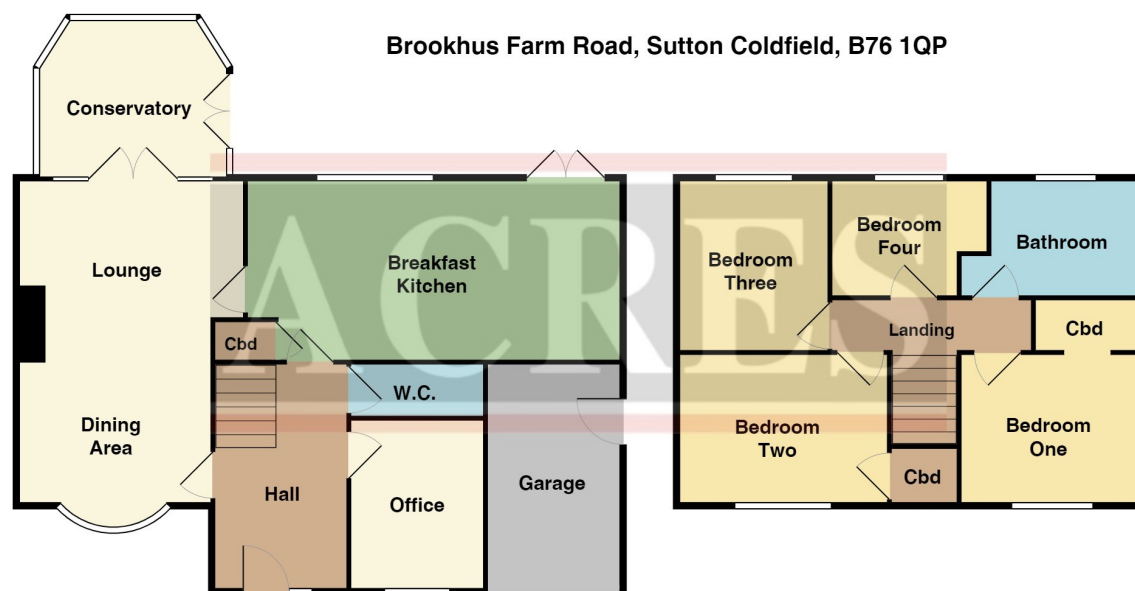
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

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		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		