

ACRES

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- * 3 YEAR PLANNING PERMISSION JUST BEEN GRANTED*
- * Four bedroomed, detached family home
- * Superb, fully comprehensive family bathroom
- * Substantial lounge into multi-purpose room
- * Appealing dining room
- * Sizeable fitted breakfast kitchen with utility space
- * Guest cloakroom/WC & store
- * Multivehicular drive to fore
- * Delightful rear garden with vegetable patch
- * Fantastic location between Wylde Green & Walmley
- * New double glazing where specified



5, FOXFORD CLOSE, B72 1YT ~ Offers around £495,000

This deceptively spacious, 4 bedroom freehold family home offers an exceptional living experience with significant potential for further redevelopment & extension, thanks to already accepted planning permissions. Situated in a peaceful cul-de-sac, the property enjoys a highly sought-after position between Walmley & Wylde Green, providing easy access to a variety of local amenities & well-regarded schools. The home boasts generously proportioned rooms throughout, with the benefit of an existing extension, ideal for a growing family or those seeking versatile living spaces. Combining the tranquillity of cul-de-sac living with the convenience of nearby shopping, dining, & recreational facilities, all within a short distance, as well as excellent transport links & amenities nearby, this property presents a unique opportunity to create your dream home in a highly desirable area. Complimented by gas central heating & PVC double glazing (both where specified) internal upgrades including renewed windows & general maintenance befits the home & will surely captivate those that have an eye for potential. Currently the home briefly comprises: porch, deep & welcoming entrance hall, doors open into a substantial family lounge having an extended area to rear & a multi purpose room off, with possibility for varying uses, off the hall again & a fitted breakfast kitchen, store & dining room are all provided, a guest cloakroom/WC completes the ground floor accommodation. To the 1st floor, 4 well-proportioned bedrooms are offered, with the master boasting built-in wardrobe space and a Jack & Jill style door opening into a superb, fully comprehensive family bathroom. Externally, a multivehicular drive leads to the accommodation & a side store, previously full garage, to the rear, paving advances from the home & into well-manicured lawn, dashes of seasonal fruit & veg & to either side of the home, attractive space is given for timber sheds. Internal inspection highly recommended. EPC Rating D

Set back from the road behind a multivehicular tarmac drive with paving and lawn to side, access is provided into the home via PVC double glazed, sliding doors into:

ENCLOSED PORCH: Double glazed obscure window into guest cloakroom/WC, a PVC stained glass door opens into:

DEEP ENTRANCE HALLWAY: Double glazed window to side, newel and balustrade turning staircase, radiator, door into understairs storage, fitted breakfast kitchen and lounge, door opens to:

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

FAMILY LOUNGE: 28.04" max x 11'5": PVC double glazed windows to fore, recess for an electric, stove-effect fire which is set upon a granite hearth having matching surround and period mantle over, radiator, space for complete lounge suite and garden suite to the rear, having double glazed sliding patio doors to garden, an internal door leads to hall, access is also provided into:

STUDY / PLAYROOM / MULTI PURPOSE ROOM: 18'2" x 8'9" max: (Currently being used for store) PVC double glazed windows to rear, radiator, space for desk and shelving, providing opportunity for further uses, access is provided back into lounge.

FITTED BREAKFAST KITCHEN: 14'2" max 12'10" min x 17'8" max 7'9" min: PVC double glazed windows and door opens to rear garden, a PVC double glazed leaded window is provided to side, matching wall and base units with a variety of cupboards and drawers, integrated washing machine, dryer, dish washer, fridge / freezer, oven and microwave over, roll edged work surfaces with five ring gas hob and extractor over, one and a half, stainless steel sink drainer unit, tiled splashbacks together with Perspex and matching upstands, a further stainless steel sink and drainer unit is provided, internal doors open into entrance hall, garage and:

DINING ROOM: 15'8" x 8'2" max 7'7" min: PVC double glazed window to fore, radiator, space for dining furniture, door back to breakfast kitchen.

STAIRS AND LANDING: Double glazed window to fore, doors open to storage, four bedrooms and a luxury family bathroom, access to part boarded loft space.

BEDROOM ONE: 11'6" x 12'1" max into doorwell 9'11" min to wardrobe front: PVC double glazed window to fore, radiator, doors open to storage/wardrobe space, space for double bed, door to family bathroom and recess for door back to landing.

BEDROOM TWO: 14'11" max x 8'4" max: PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door to landing.

BEDROOM THREE: 9'10" x 9'00" max 7'3" min: PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM FOUR: 10'00" x 6'9" max 5'00" min to wardrobe front plus doorwell: PVC double glazed window to rear, radiator, space for single bed, recess for door back to landing.

FULLY COMPREHENSIVE, FAMILY BATHROOM: PVC double glazed, obscure windows to rear, suite comprising walk-in shower cubicle with glazed splash screen to side, freestanding bath, low level WC and vanity wash hand basin, ladder-style radiator, tiled splashbacks, door opens to bedroom one and door back to landing.

REAR GARDEN: Patio advances from the accommodation and leads to lawn, mature shrubs and bushes line the perimeters and privatise the home, a substantially built shed having electric and lights and a side vegetable patch is also provided.

STORAGE ROOM (PREVIOUSLY GARAGE): 9'00" x 8'5": Up and over door to front, light and power, door back to kitchen, access to part boarded loft space.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



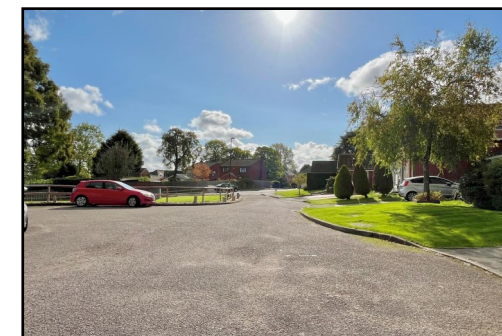
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

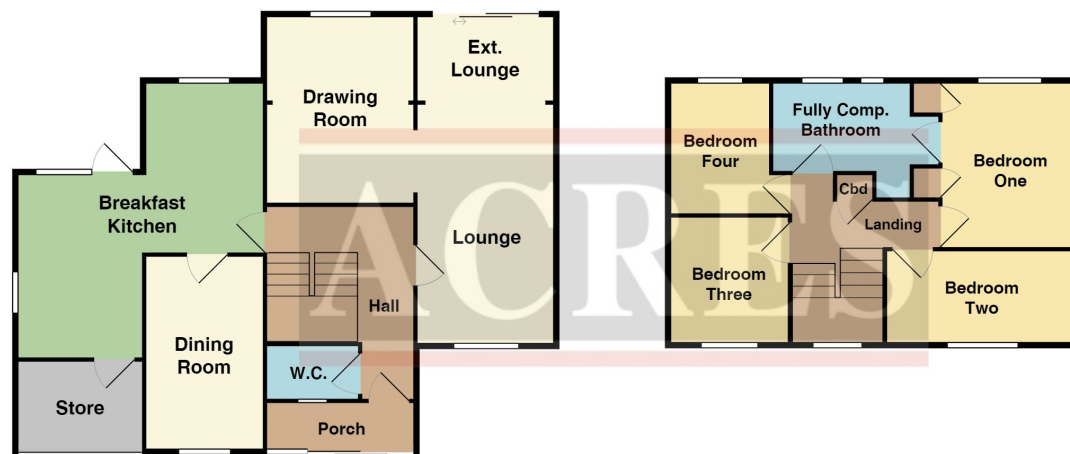
COUNCIL TAX BAND: F

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Foxford Close, B72 1YT



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		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		