

ACRES

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- * Superb, four bedroomed, detached family home
- * Enlarged, fully comprehensive family bathroom
- * Attractive lounge with bay window to fore
- * Impressive rear dining room and conservatory
- * Fitted breakfast kitchen
- * Appealing guest cloakroom/WC and single garage
- * Block paved drive to fore
- * Expansive & inspiring rear garden
- * Set in an excellent position of Sutton Coldfield
- * No onward chain



21, BOWOOD END, NEW HALL, B76 1LU ~ Offers Over £450,000

Nestled within a highly sought-after estate, this spacious, four-bedroomed, detached family home offers an exceptional opportunity for those seeking a versatile living space with immense potential for future development, boasting no onward chain. Located just a stone's throw from the scenic New Hall Valley Country Park, this freehold property combines the tranquillity of nature with the convenience of urban living. Perfectly situated within walking distance of well-regarded schools and a variety of shopping amenities, this home is ideal for growing families. Commuters will also appreciate the proximity to excellent transport links, with readily available bus services offering ease of access to nearby towns and city centres. In addition to its existing features, the home offers tremendous scope for extension and redevelopment (subject to necessary planning permissions), making it a prime investment for those looking to create their dream home in an ever-popular area. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: deep entrance hall, family lounge with bay window to fore, rear dining room leading to an impressive conservatory, a fitted breakfast kitchen and guest cloakroom/WC complete the ground floor accommodation. To the first floor, four well-proportioned bedrooms are provided, a family bathroom has been enlarged to now allow for a fully comprehensive suite. Externally, a block paved drive leads into the home and offers lawn to side, suitable for extending the parking availability, a single garage is provided, to the rear, an extensive plot of land is given, with space to both sides of the detached home which could allow for extension (stpp). To fully appreciate the home on offer, we highly recommend internal inspection. EPC RATING D.

Set back from the road behind a block paved drive with lawn to side, access is gained into the accommodation via a PVC double glazed obscure door with window to side, into:

DEEP ENTRANCE HALL: Internal doors open to a fitted kitchen, family lounge, guest cloakroom / WC and under stairs storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 16'10 (into bay) x 14'10 max / 11'8 min: PVC double glazed bay window to fore, gas coal-effect fire set upon a granite hearth having matching surround and mantel over, radiator, door to entrance hall and door to:

DINING ROOM: 11'6 x 8'1: PVC double glazed patio doors with windows to side open to rear conservatory, radiator, internal doors open to lounge and to:

FITTED KITCHEN: 14'1 x 8'3: PVC double glazed windows and door to rear garden, matching wall and base units with a variety of cupboards and drawers, space for free-standing American style fridge / freezer, integrated dishwasher, bin store and oven with grill over, timber work surfaces with matching upstand having four ring gas hob and extractor canopy over with a tiled splashback behind, wall unit underlights, Belfast sink, radiator, door back to dining room and to entrance hall.

REAR CONSERVATORY: 12'9 x 11'11: PVC double glazed windows and patio doors to rear garden, double glazed patio doors lead back to dining room.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising low level WC and floating wash hand basin, radiator, door back to entrance hall.

STAIRS & LANDING: Doors open to four bedrooms, airing cupboard and bathroom.

BEDROOM ONE: 11'11 x 11'8: PVC double glazed windows to fore, fitted wardrobes with a variety of cupboards and drawers, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM TWO: 11'7 x 10'8: PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door opens into built-in wardrobe, door back to landing.

BEDROOM THREE: 8'10 x 8'6: PVC double glazed window to rear, space for bed and complimenting suite, radiator, door back to landing.

BEDROOM FOUR: 10'0 x 6'5: PVC double glazed window to rear, space for bed, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, pedestal wash hand basin, low level WC and fitted shower cubicle with bi-folding glazed door, ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN: Paved patio advances from the accommodation and leads to side, providing space for patio furniture, lawn advances to mature shrubs and bushes, a gravelled vegetable patch to the side of the conservatory is provided, access is given back into the home via PVC double glazed doors to kitchen and conservatory.

GARAGE: 17'11 x 7'11: (Please check the suitability for your own vehicle use) Up and over garage door to fore, glazed obscure door to side, space is provided for washing machine and similar appliances.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

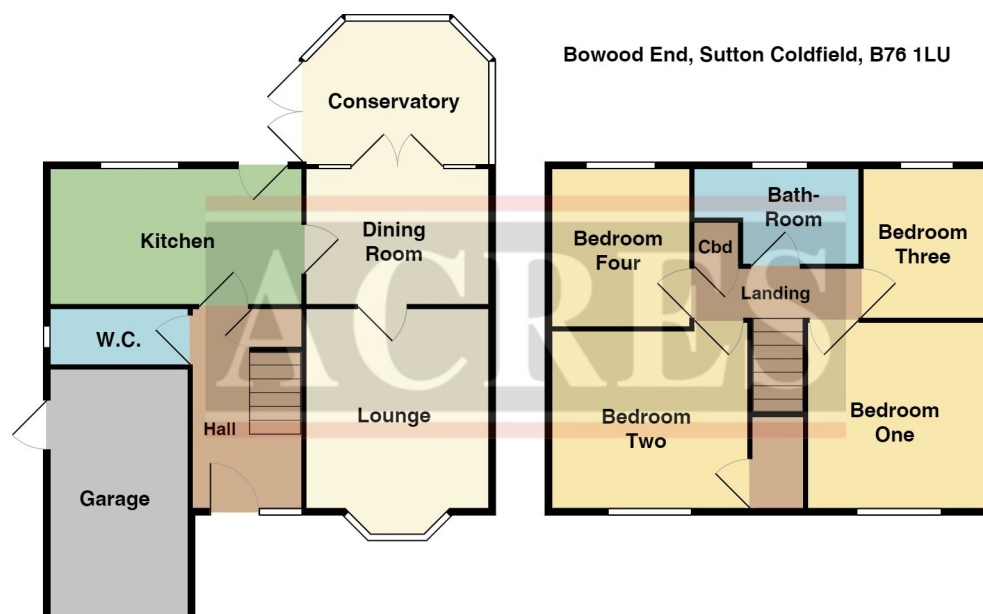


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

VIEWING: Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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