

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Detached, four bedroomed home
- \* Master boasting en-suite shower room
- \* Impressive family bathroom
- \* Sizeable lounge with bay window to fore
- \* Attractive rear dining room & conservatory
- \* Excellent fitted breakfast kitchen
- \* Generous side utility/boot room
- \* Guest cloakroom/WC and garage
- \* Multivehicular block paved drive to fore
- \* Private & mature rear garden



***47, Sir Alfreds Way, New Hall, B76 1ET ~ Offers around £500,000***

This impressive, four-bedroomed detached family home is nestled on a substantial plot in the highly sought-after New Hall Estate, ideally located between Walmley and Sutton Coldfield town centre. The home offers an enviable blend of spacious accommodation, modern convenience, and proximity to excellent local amenities, making it perfect for families seeking a tranquil yet well-connected lifestyle. Eagle-eyed prospective purchasers will recognise the opportunity presented from the outset, subject to the relevant planning permissions, an immensely unique home could be crafted here. Benefitting from close proximity to well-regarded schools for all age groups, ensuring a top-tier educational experience, expansive open green spaces and picturesque trails, including the beautiful New Hall Valley, provide ample access for outdoor recreation and leisurely walks. Everyday essentials are easily obtainable, with a variety of amenities and facilities just a short distance away. Additionally, reliable bus services operate along the nearby main road offering convenient transport links to local hubs and beyond. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), with internal rooms currently briefly comprising: deep entrance hall, guest cloakroom/WC, large yet cosy family lounge with gas, coal-effect fire, rear dining room and separate conservatory, spacious fitted breakfast kitchen and a considerable, side utility/boot room. To the first floor, four well-proportioned bedrooms for a growing family are provided, the master boasting en-suite shower room, all rooms are serviced by a family bathroom. Externally, a multivehicular block paved drive leads into the home and into a single garage, to the rear, patio advances to lawn with mature shrubs and bushes lining and privatising the home's border. To fully appreciate the home on offer, we highly recommend internal inspection. EPC RATING D

Set back from the road behind a multi vehicular block paved drive with lawn to side, well-manicured shrubs and bushes line the property's perimeter with access being gained into the accommodation via an obscure, double glazed and leaded door into:

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

**GUEST CLOAKROOM / WC:** PVC double glazed obscure window to fore, vanity low level WC and wash hand basin with roll edged work surfaces over, tiled splashbacks, radiator, cloaks storage, door back to entrance hall.

**FAMILY LOUNGE: 18'3 x 12'0:** PVC double glazed bay window to fore, gas coal-effect fire set upon a granite hearth having matching surround and mantel over, radiators, space for complete lounge suite, door opens back to entrance hall and further door opens into:

**FAMILY DINING ROOM: 11'5 x 10'4:** PVC double glazed patio doors with windows to side open to rear conservatory, radiator, space for dining table, door back to family lounge and door opens to:

**FITTED BREAKFAST KITCHEN: 15'1 x 9'3:** PVC double glazed window to rear, matching wall and base units with a variety of integrated appliances including dishwasher, oven and fridge freezer, roll edged work surfaces with one and a half sink drainer unit, four ring gas hob with extractor canopy over, tiled splashbacks and flooring, radiator, space for breakfast table, internal doors open to entrance hall and dining room, a glazed door opens to:

**UTILITY: 13'1 x 8'1:** PVC double glazed windows and door open to rear garden, matching wall and base units with recesses for dryer and washing machine, roll edged work surfaces with sink drainer unit, tiled flooring and splashbacks, radiator, door opens to garage and glazed door opens back to fitted breakfast kitchen.

**REAR CONSERVATORY: 10'7 x 8'3:** PVC double glazed windows and patio doors open to rear garden, obscure glazed windows to side, tiled flooring, further patio doors open back to dining room.

**STAIRS & LANDING:** PVC double glazed obscure leaded window to side, doors open to four bedrooms, a family bathroom and store.

**BEDROOM ONE: 13'0 x 10'4:** PVC double glazed window to fore, space for double bed and complimenting bedroom suite, fitted wardrobes, radiator, door back to landing and to:

**ENSUITE SHOWER ROOM:** PVC double glazed obscure window to side, suite comprising vanity low level WC and separate vanity wash hand basin with storage and mirrored cupboards over with spotlights, fitted shower cubicle with glazed splash screen door to fore, tiled splashbacks and flooring, ladder-style radiator, door back to bedroom.

**BEDROOM TWO: 12'8 x 8'3:** PVC double glazed window to rear, space for double bed and complimenting bedroom suite, radiator, recess for door back to landing.

**BEDROOM THREE: 9'9 x 7'0:** PVC double glazed window to rear, space for double bed and complimenting bedroom suite, radiator, door back to landing.

**BEDROOM FOUR: 7'4 x 7'2:** PVC double glazed window to fore, space for bed and complimenting bedroom suite, over-stairs cupboard storage, radiator, door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to side, suite comprising vanity low level WC and vanity wash hand basin with mirrored storage over having spotlights, fitted bath with glazed splash screen door to side, ladder-style radiator, tiled splashbacks and flooring, door back to landing.

**REAR GARDEN:** A paved patio leads from the accommodation and advances to lawn, mature shrubs and bushes line the property's perimeter with access being given back into the home via patio doors to conservatory and PVC double glazed side door to utility.

**GARAGE: 15'8 x 8'5:** **(Please check the suitability for your own vehicle use)** Up and over garage door to fore, door opens back to utility.



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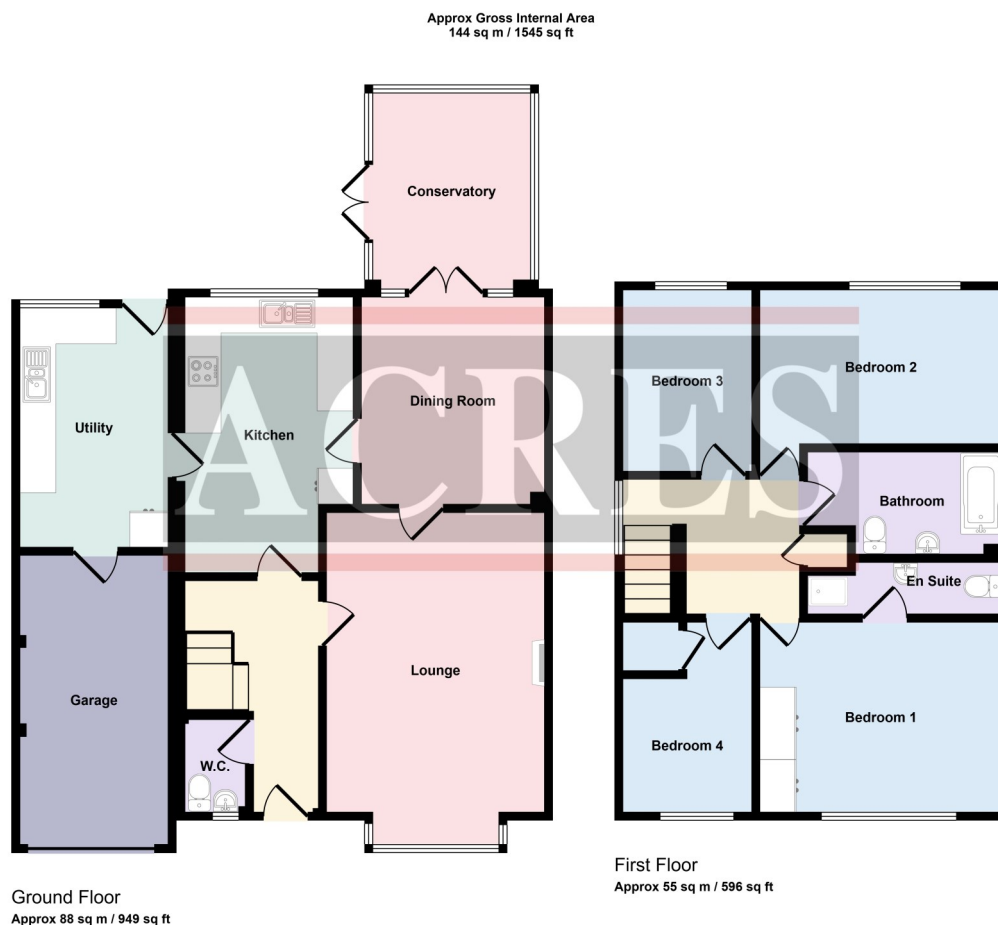
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		