

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- Four bedroomed, freehold detached family home
- Superb, fully comprehensive family bathroom
- Bedroom two with en-suite shower room
- Spacious lounge with box bay window to fore
- Delightful fitted kitchen through dining space
- Rear conservatory and utility
- Guest cloakroom/WC and garage
- Multivehicular block paved drive to fore
- Private & mature rear garden with garden room
- No onward chain



SHRUBBERY CLOSE, SUTTON COLDFIELD, B76 1WE - OFFERS AROUND £465,000

This beautifully presented, freehold and converted, four-bedroomed detached family home is nestled on a delightful plot within a sought-after estate in Walmley. Boasting a prime location, the home is within walking distance of the vast array of shopping amenities and facilities offered on Walmley High Street, as well as the vibrant Wyld Green. Regular bus services from both locations ensure effortless access to surrounding towns and Birmingham city centre, the cross city rail line is available at Chester Road Station. Ideally situated for families, well-regarded schooling for all ages are available nearby, offering peace of mind for parents seeking quality education for little ones. Additionally, open public green spaces in the vicinity provide the perfect setting for socialising, recreational activities or simply enjoying the outdoors. Charming internal and external condition ensures turnkey style for all. Benefitting from the provisions of gas central heating and pvc double glazing (both where specified), internal rooms currently briefly comprise: entrance hall, guest cloakroom/w.c., an appealing family lounge with box, bay window to fore, a superb, open plan fitted breakfast kitchen leads to dining area, French doors advance into a rear conservatory having a side utility off. To the first floor, three generously proportioned bedrooms are provided, bedroom two boasting en-suite shower room, a fantastic, fully comprehensive family bathroom completes the first floor accommodation. A converted loft space is now a master bedroom with built in and eaves storage. Externally, a multivehicular block paved drive leads to the home and into a single garage, to the rear, paving advances to lawn with raised garden borders, a garden room with electric supply within enjoys use throughout all months of the year. 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 raised garden bed having slate and mature bushes within, access is gained into the accommodation via a PVC double glazed obscure door with window to side into:

ENTRANCE HALL:
Stairs off to first floor, doors open to a family lounge and guest cloakroom / WC.

GUEST CLOAKROOM / WC:
Double glazed leaded obscure window to fore, suite comprising low level WC and pedestal wash hand basin, tiled splashbacks and flooring, radiator, door back to entrance hall.

FAMILY LOUNGE: 16’04 (into bay) x 13’11 max / 12’11 min:
Double glazed leaded box bay window to fore, ornamental fire with recess for decoration, having brick hearth and matching surround, radiator, space for complete lounge suite, door back to entrance hall and access is provided into:

FITTED BREAKFAST KITCHEN: 16’02 x 11’02:
Double glazed leaded windows to rear, matching wall and base units with integrated dishwasher, oven and fridge / freezer, edged work surface with four ring induction hob and extractor canopy over, stainless steel sink drainer unit, tiled splashbacks and flooring, a benched seat provides dining space, access is provided back into lounge and PVC double glazed French doors open to:

REAR CONSERVATORY: 11’00 x 8’00 max:
PVC double glazed windows and doors to rear garden, space for lounge furniture, a side glazed door opens to:

UTILITY: 8’07 x 4’09
Double glazed leaded window to rear, matching wall and base units with recesses for washing machine, edged work surface with stainless steel sink drainer unit, tiled splashbacks, glazed door back to conservatory and door opens into garage.

STAIRS & LANDING:
Doors open to three bedrooms and a fully comprehensive bathroom, stairs to second floor, radiator.

BEDROOM TWO: 12’08 x 9’05:
Double glazed leaded windows to rear, space for double bed and complimenting suite, radiator, door back to landing and to:
ENSUITE SHOWER ROOM:
Double glazed leaded obscure window to rear, suite comprising shower cubicle, low level WC and corner wash hand basin, tiled splashbacks, ladder style radiator, door back to bedroom.

BEDROOM THREE: 12’08 x 8’01:
Double glazed leaded window to fore, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM FOUR: 9’03 x 7’11:
Double glazed leaded window to fore, radiator, space for bed and complimenting suite, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM:
Double glazed leaded obscure window to fore, suite comprising free-standing bath, shower cubicle with glazed door to fore, vanity wash hand basin and vanity WC, ladder style radiator, tiled splashbacks and flooring, door to airing cupboard and back to landing.

STAIRS & LANDING TO LOFT:
PVC double glazed leaded window to side, a single internal door opens to:

BEDROOM ONE: 15’0 x 14’10 max / 11’08 min:
Double glazed skylights to rear, built-in wardrobes and eaves storage to sides, space for double bed, radiator, door opens back to stairs.

REAR GARDEN:
Block paving advances from the accommodation and leads to lawn, mature garden beds with a variety of gravel and slate is provided to sides, access is provided into a:

REAR GARDEN ROOM:
PVC double glazed windows and doors, electric is provided within, suitable for home office / study or entertaining.

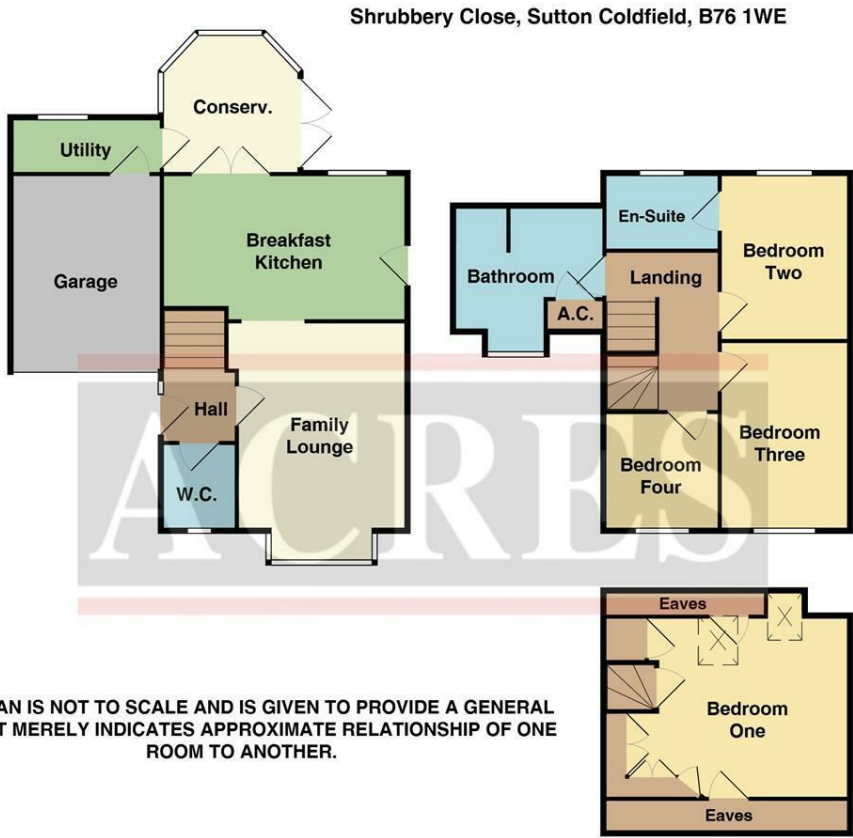
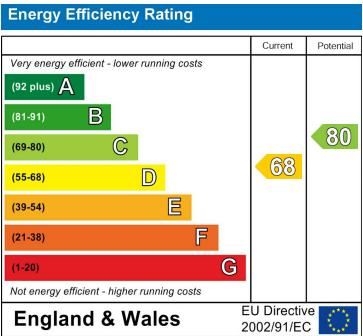
GARAGE: 14’04 x 8’09: (please check suitability for your own vehicle):
Up and over garage door to fore.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 313 2888



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.