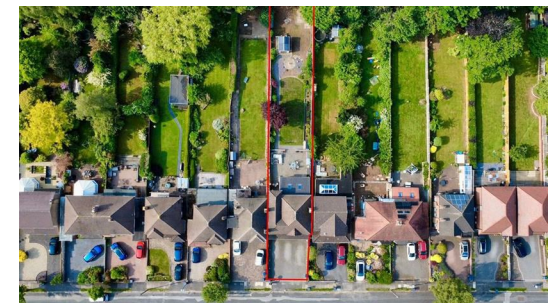


# ACRES

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



- Superbly presented, four bedroomed detached home
- Unwavering master bedroom with en-suite shower
- Second bedroom to ground floor with en-suite shower
- Excellent, fully comprehensive bathroom
- Immaculate, fitted breakfast kitchen
- Delightful dining area into family lounge
- Attractive guest cloakroom/WC and utility point
- Considerable drive to fore
- Southerly facing rear garden
- Fantastic condition and location



**HOLIFAST ROAD, SUTTON COLDFIELD, B72 1AF - OFFERS AROUND £630,000**

Occupying a generous & enviable plot in the heart of Sutton Coldfield, this impressive four-bedroomed, multi-level, freehold residence has been thoughtfully extended & converted, offering an exceptional living experience for its next discerning owners. Located just a short stroll from the bustling hubs of Walmley & Wyld Green, the property seamlessly blends contemporary style with a well-planned, functional layout, making it a true turnkey home. Internally, the home is designed to an exacting standard, featuring spacious & versatile living areas that cater to modern family life. With multiple levels enhancing privacy & space, the property boasts 4 well-proportioned bedrooms, elegant reception areas & stylish, high-quality finishes throughout. The extended layout maximizes both light & space, creating a warm & inviting atmosphere. Positioned within walking distance of highly-regarded local schools, this home is ideal for families seeking top-tier education options, with further sought-after schooling available in the wider area. Excellent transport links are easily accessible, with local bus services providing convenient connections to Birmingham city centre & surrounding towns, ensuring effortless commuting & leisure opportunities. Boasting the provision of gas central heating & PVC double glazing (both where specified), in short, the home briefly comprises: porch, utility, entrance hall, dining room opening into a rear lounge, fitted breakfast kitchen, guest cloakroom/WC & a second bedroom offering en-suite shower room. To the 1st floor are 3 well-proportioned bedrooms, the master being just that, space for a complete bedroom suite & access into a charming en-suite shower room, a superb fully comprehensive family bathroom completes the internal accommodation. Externally, a block paved drive offers parking for no less than 5 cars, to the rear, block paving continues into a lawned garden with mature shrubs & bushes. We highly recommend internal inspection. EPC TBC.

Set back from the road behind a multi vehicular block paved drive with timber fencing to sides, access is given into the accommodation via a PVC double glazed and leaded French door with windows to side, into:

**PORCH AREA:**

Doors open to utility having space for washing machine and storage, obscure glazed double doors open to:

**ENTRANCE HALL:**

Built-in storage, doors open to under stairs guest cloakroom / WC, fitted breakfast kitchen, bedroom two and dining room through lounge, stairs off to first floor.

**GUEST CLOAKROOM / WC:**

Suite comprising low level WC and vanity wash hand basin, tiled splashbacks, door back to hall.

**FITTED BREAKFAST KITCHEN: 13'08 x 9'11:**

PVC double glazed leaded windows to fore, matching wall and base units with contrasting kitchen island units, granite work surfaces, integrated dishwasher, fridge, freezer, wine fridge and Neff Slide & Hide oven with grill, Neff combination oven and microwave, plate-warming drawer, kitchen island having integrated five ring electric induction hob and extractor canopy over, integral sink with draining grooves cut to side having Quooker tap over, a tea/coffee serving station is provided, radiator, tiled flooring, under-counter LEDs, door back to entrance hall.

**FAMILY DINING ROOM: 15'00 x 11'08:**

Space for complete dining table and set, double doors back to hall, access is provided into:

**FAMILY LOUNGE: 18'11 x 11'06:**

PVC double glazed sliding bi-folding doors to rear, Velux skylights over, radiators, access is provided back to dining room.

**BEDROOM TWO: 14'00 x 13'02 max / 6'07 min:**

PVC double glazed French doors open to rear garden, radiator, space for king size bed and complimenting suite, recess for door back to entrance hall and door opens to:

**ENSUITE SHOWER ROOM:**

Suite comprising shower cubicle with glazed sliding door to fore, floating vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to bedroom.

**STAIRS & LANDING:**

PVC double glazed obscure leaded window to fore, doors open to three bedrooms and a fully comprehensive family bathroom.

**BEDROOM ONE: 19'03 x 14'11 max / 11'10 min:**

PVC double glazed windows to rear, built-in wardrobes and recesses for dressing areas, space for king size bed and complimenting suite, an LED-lit headboard is provided, radiators, doors back to landing and into:

**ENSUITE SHOWER ROOM:**

PVC double glazed obscure window to rear, suite comprising step-in shower cubicle with sliding splash screen door, vanity floating wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to bedroom.

**BEDROOM THREE: 13'08 x 8'06:**

PVC double glazed leaded window to fore, radiator, space for king size bed and complimenting suite, door back to landing.

**BEDROOM FOUR: 9'10 (into door recess) x 8'06 max / 6'06 min:**

PVC double glazed leaded window to fore, space for bed, radiator, door back to landing.

**FULLY COMPREHENSIVE FAMILY BATHROOM:**

PVC double glazed obscure window to side, suite comprising large free-standing bath, walk-in shower cubicle with splash screen window to side, low level WC and pedestal wash hand basin, tiled splashbacks, ladder style radiator, doors to storage and back to landing.

**REAR GARDEN:**

A block paved patio advances from the accommodation and provides plentiful space for entertaining and dining, a lawned area with side garden beds advances to the rear of the accommodation offering further bedding and patio to the back, access is given back into the accommodation via a PVC double glazed sliding bi-folding door into lounge and French doors to bedroom two.



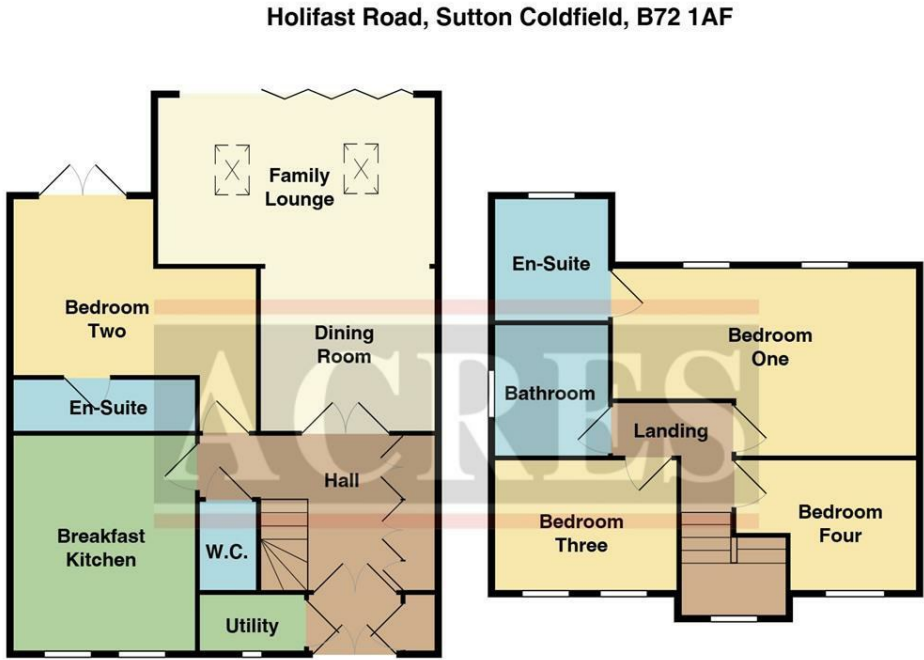
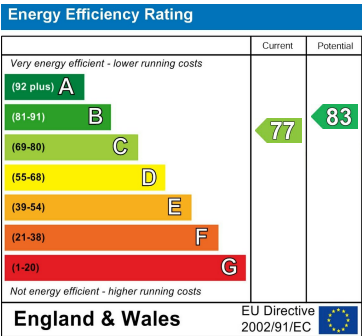




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 313 2888



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

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.