

# ACRES

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



- Four bed roomed, detached & freehold home
- Master boasting en-suite shower room
- Superb fitted breakfast kitchen
- Spacious family lounge
- Attractive rear dining room
- Appealing study/office space
- Guest cloakroom/WC and entrance hall
- Detached double garage
- Multivehicular drive to fore
- Well-tended and private rear garden



**WARREN HOUSE WALK, WALMLEY, B76 1TS - PRICE GUIDE £600,000**

Nestled in a highly sought-after location near Walmley High Street, this delightfully composed, four-bedroomed, detached family home stands proudly on a generous, freehold plot. Offering a blend of comfort and convenience, the home is perfectly suited to modern family living. A key highlight of this home is its proximity to well-regarded schools catering to all age groups, making it an ideal choice for families seeking quality education within walking distance. Additionally, the vast and picturesque New Hall Valley is just a stone's throw away providing a serene escape into nature and access to extensive public spaces for leisure and recreation. Conveniently placed bus services provide effortless access to Walmley High Street, offering an array of daily essential amenities, shopping facilities and dining options. Excellent transport links further connect to surrounding towns and city centre locations, ensuring a balanced lifestyle with both tranquillity and accessibility. This well-appointed family home offers spacious living areas, thoughtfully designed to accommodate a variety of lifestyles. With its appealing exterior stature, generous interior space and desirable location, this property is an opportunity not to be missed. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), internal rooms briefly comprise: entrance hall, family lounge with bay window, rear dining room, spacious fitted breakfast kitchen, study/office space and guest cloakroom/WC. To the first floor are four excellent bedrooms all boasting fitted wardrobes, the master with en-suite shower room. Externally, a multivehicular drive leads to the home and into a detached, double garage, to the rear, paved patio advances from the home and progresses to lawn. To fully appreciate the impressive home on offer, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a multi vehicular tarmac drive with mature bushes and gravel to fore, a paved path leads to the accommodation via a PVC double glazed obscure door into:

**DEEP ENTRANCE HALL:**  
Glazed doors open to lounge, fitted breakfast kitchen and study / snug, radiator, door to guest cloakroom / WC, stairs off to first floor.

**FAMILY LOUNGE:** 18’11 (into bay) x 16’10 max / 12’01 min:  
PVC double glazed leaded bay window to fore, coal-effect fire set upon a granite hearth having matching surround and period timber mantel over, space for complete lounge suite, glazed door back to entrance hall and glazed double doors open to:

**DINING ROOM:** 11’02 x 8’11:  
PVC double glazed French doors open to rear garden, radiator, space for dining table and chairs, glazed double doors back to lounge and door to:

**FITTED BREAKFAST KITCHEN:** 14’06 x 10’04:  
PVC double glazed window to rear having obscure door to side, matching high-gloss wall and base units with a variety of cupboards and drawers, integrated dishwasher, oven, washing machine and dryer, recess for free-standing American-style fridge / freezer, granite work surfaces with matching upstands, integrated sink with draining grooves cut to side, pop-out socket point into kitchen island, new five ring gas hob with extractor canopy over, tiled flooring, glazed door back to entrance hall.

**STUDY / FAMILY ROOM:** 10’07 x 8’05:  
PVC double glazed leaded window to fore, radiator, space for office furniture, door back to entrance hall.

**GUEST CLOAKROOM / WC:**  
PVC double glazed obscure window to side, suite comprising vanity low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to entrance hall.

**STAIRS & LANDING TO FIRST FLOOR:**  
PVC double glazed obscure window to side, doors open to four bedrooms, a family bathroom and airing cupboard, radiator.

**BEDROOM ONE:** 13’09 x 11’06:  
PVC double glazed leaded window to fore, built-in wardrobes, space for double bed and complimenting suite, radiator, door to landing and to:  
**ENSUITE SHOWER ROOM:**  
PVC double glazed obscure window to side, suite comprising step-in shower with sliding splash screen door to side, low level WC and floating wash hand basin, tiled splashbacks, ladder style radiator, tiled flooring, door back to bedroom.

**BEDROOM TWO:** 11’06 (into door recess) x 10’05 max / 9’03 min:  
PVC double glazed window to rear, built-in wardrobes, space for double bed and complimenting suite, radiator, door back to landing.

**BEDROOM THREE:** 14’02 x 8’05:  
PVC double glazed leaded window to fore, radiator, built-in wardrobe, space for double bed and complimenting suite, door back to landing.

**BEDROOM FOUR:** 10’07 x 9’05:  
PVC double glazed window to rear, radiator, space for bed and complimenting suite, built-in wardrobe, door back to landing.

**FAMILY BATHROOM:**  
PVC double glazed obscure window to rear, suite comprising P-shaped bath with shower over and curved splash screen door to side, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks and flooring, door back to landing.

**REAR GARDEN:**  
Patio advances from the accommodation and leads to lawn, mature well-tended shrubs and bushes line and privatise the property’s perimeter with access being given back into the home via PVC double glazed French doors to dining room, and PVC double glazed obscure door into fitted breakfast kitchen.

**DETACHED DOUBLE GARAGE:** (please check suitability for your own vehicle use):  
Up and over garage door to fore, a 7Kw electric vehicle charging point is provided with light and power supply, side pedestrian access is provided.



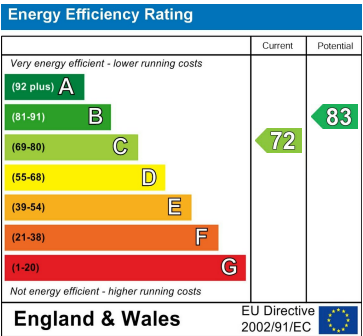




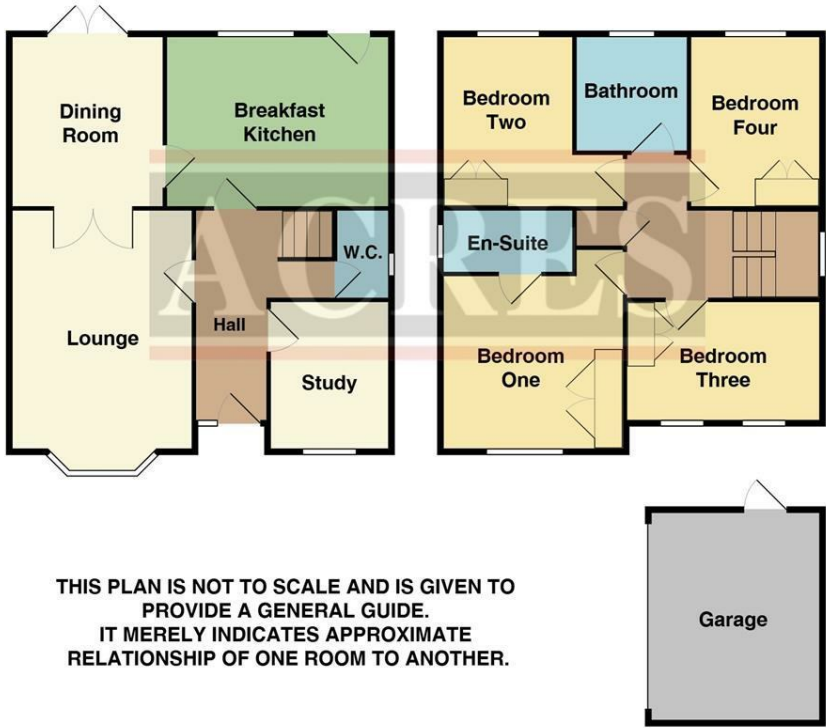
TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : F

VIEWING: Highly recommended via Acres on 0121 313 2888



Warren House Walk, Sutton Coldfield, B76 1TS



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.