

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Four bedroomed, detached family home
- Fully comprehensive family bathroom
- Spacious lounge & sizeable fitted breakfast kitchen
- Converted garage offering dining room/play room
- Guest cloakroom/WC & inner hall
- Block paved drive to fore with EV charger
- Private and mature rear garden
- Excellent position close to amenities
- Sought-after, central estate
- Within catchment area of well-regarded schooling



DICKINSON DRIVE, NEW HALL, B76 1FP - OFFERS IN THE REGION OF £445,000

Positioned within a highly sought-after and centrally located estate in Sutton Coldfield, this extended, four-bedroomed, detached and freehold family home presents an exciting opportunity for buyers seeking generous living space, with scope for personalisation and further extension (subject to the relevant planning permissions). Ideally situated just a short stroll from the picturesque New Hall Valley Nature Reserve, the property offers the perfect blend of peaceful surroundings with excellent accessibility to local and regional amenities. A wide range of daily essentials are easily reached, with further comprehensive retail and leisure facilities available in Sutton Coldfield town centre, Walmley, and Birmingham. Frequent bus services along the nearby main road ensure excellent connectivity for commuters and families alike. Internally, the property benefits from gas central heating and PVC double glazing (both where specified), and offers a versatile and spacious layout. Accommodation briefly comprises: a welcoming entrance hall, a large and comfortable family lounge, a superb fitted breakfast kitchen, inner hallway, guest cloakroom/WC and a converted garage currently serving as a dining room or ideal space for a home office or playroom. Upstairs, the first floor hosts four well-proportioned bedrooms, with the second bedroom featuring built-in wardrobes, while a substantial, fully equipped family bathroom completes the internal accommodation. Outside, a block-paved driveway provides multi-vehicle parking and includes an electric vehicle charging point. The private rear garden features a paved patio leading to a well-maintained lawn, framed by mature shrubs and bushes offering both charm and seclusion. With its fantastic location, flexible layout, and future potential, this home is ideal for families looking to settle in a well-regarded area. Internal viewing is strongly recommended to appreciate the space and possibilities on offer. EPC Rating C.

Set back from the road behind a multi vehicular block paved drive with electric vehicle charging point, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL:

Doors open to lounge and office / dining room, radiator, stairs off to first floor.

FAMILY LOUNGE: 16'03 x 11'11:

PVC double glazed bow window to fore, gas fire set upon a granite hearth having timber surround, space for complete lounge suite, radiator, door back to entrance hall and door to:

FITTED BREAKFAST KITCHEN THROUGH DINING SPACE: 23'08 x 7'03:

PVC double glazed windows to rear, door opens to side, matching wall and base units with integrated dishwasher, washing machine, oven and grill, recess for free-standing fridge / freezer, edged work surfaces with sink unit, four ring electric induction hob having extractor canopy over, breakfast bar provides area for seating, radiator, doors back to lounge, to under stairs pantry and to:

INNER HALL:

Doors open from the inner hall to a guest cloakroom / WC, play room / dining room and back to breakfast kitchen.

GUEST CLOAKROOM / WC:

PVC double glazed obscure window to side, suite comprising low level WC and vanity corner wash hand basin, door back to inner hall.

DINING ROOM / PLAY ROOM: 15'06 x 7'05:

PVC double glazed bow window to fore, space for dining table and chairs, radiator, doors to inner hall and to entrance hall.

STAIRS & LANDING:

Doors open to four bedrooms, a family bathroom, airing cupboard and storage.

BEDROOM ONE: 12'00 x 8'07:

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

BEDROOM TWO: 9'02 x 8'10:

PVC double glazed window to rear, built-in wardrobes, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 14'07 x 7'04:

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

BEDROOM FOUR: 9'00 x 6'06:

PVC double glazed window to fore, built-in overstairs storage, door back to landing.

COMPREHENSIVE FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath, walk-in shower cubicle with glazed splash screen to fore, pedestal wash hand basin and low level WC, towel radiator, tiled splashbacks, door back to landing.

REAR GARDEN:

Patio advances from the accommodation and leads to lawn, mature shrubs and bushes line the property's border, with access being given back into the home via a side PVC double glazed door into fitted breakfast kitchen.



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)

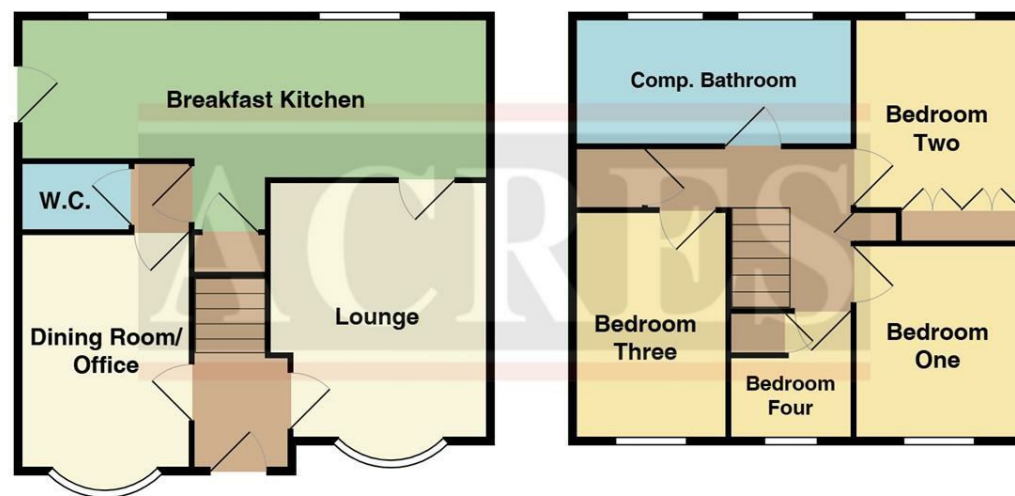
COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Dickinson Drive, Sutton Coldfield, B76 1FP



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.