

ACRES

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- Four bedroomed, extended & detached home
- Master boasting en-suite shower room
- Delightful bathroom
- Spacious lounge
- Superb fitted breakfast kitchen with dining space
- Guest cloakroom/WC and rear conservatory
- Single garage with electric up & over door
- Block paved multivehicle drive
- Immaculate rear garden
- Solar panels



BOWOOD END, NEW HALL, B76 1LU - OFFERS IN THE REGION OF £545,000

Located in a highly sought-after central position of Sutton Coldfield, this beautifully extended and improved four-bedroomed, detached freehold home offers spacious, stylish living ideal for modern family life. Just a stone's throw from the stunning New Hall Valley, the home enjoys exceptional access to open green space, well-regarded schools, transport links, and local amenities—making it perfectly placed for convenience and lifestyle. Immaculately presented throughout, the property showcases sleek interiors and quality finishes, reflecting the care and attention of the current owners. Benefitting from gas central heating, PVC double glazing (both where specified), and solar panels, this energy-conscious home is as efficient as it is impressive. The ground floor comprises a welcoming deep entrance hall, a bright family lounge with bow window, and a superb refitted breakfast kitchen with generous dining space—ideal for both everyday living and entertaining. A rear conservatory adds further flexibility, while a guest cloakroom/WC completes the layout. Upstairs, four well-proportioned bedrooms provide excellent family accommodation. The extended master bedroom includes a modern en-suite shower room, and a stylish family bathroom services the remaining rooms. Externally, a block-paved driveway leads to a single garage with electric up-and-over door, while the private rear garden features a mix of paving and lawn—perfect for outdoor dining or family enjoyment. Combining a prime location, thoughtful upgrades, and a true move-in-ready finish, this is a fantastic opportunity to secure a quality home in one of Sutton Coldfield's most desirable areas. Viewing is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicular block paved drive with lawn and mature shrubs to side, access is gained into the accommodation via a PVC double glazed door with windows to side into:

DEEP ENTRANCE HALL:

Internal doors open to lounge, guest cloakroom / WC and garage, glazed door opens to kitchen, radiator, stairs off to first floor.

FAMILY LOUNGE: 14'00 x 12'06:

PVC double glazed bow window to fore, space for complete lounge suite, radiator, door back to entrance hall and door to:

FITTED BREAKFAST KITCHEN: 25'09 x 13'02:

PVC double glazed windows to rear, having sliding doors opening to conservatory, matching wall and base units with integrated fridge/ freezer, dishwasher, washing machine, wine fridge, oven and grill, granite work surface with four ring electric hob having extractor canopy over, stainless steel sink drainer unit, tiled flooring, kitchen island providing stools to breakfast bar, door to under stairs storage and back to lounge, glazed door opens back to entrance hall.

REAR CONSERVATORY: 10'00 x 9'00:

PVC double glazed windows and French doors open to rear, sliding patio doors open back to fitted breakfast kitchen.

GUEST CLOAKROOM / WC:

PVC double glazed obscure window to side, suite comprising low level WC and pedestal wash hand basin, tiled splashbacks, radiator, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR:

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

BEDROOM ONE: 17'03 x 9'04:

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

ENSUITE SHOWER ROOM:

PVC double glazed obscure window to side, walk-in shower with splash screen doors to side, low level WC and vanity wash hand basin, panelled splashbacks, ladder style radiator, door back to bedroom.

BEDROOM TWO: 12'03 x 8'04:

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

BEDROOM THREE: 10'03 x 9'02:

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

BEDROOM FOUR: 10'03 x 9'00:

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

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising P-shaped bath with glazed splash screen door to side, vanity wash hand basin and low level WC, ladder style radiator, tiled splashback, door back to landing.

REAR GARDEN:

Paving leads from the accommodation and advances to lawn, mature shrubs and bushes line and privatise the property's border with a rear seating area provided by gravel, access is gained back into the accommodation via French doors to conservatory.

GARAGE: 15'11 x 8'09 (Please check suitability for your own vehicle use):

Electric up and over garage door to fore, space for dryer, door to entrance hall.

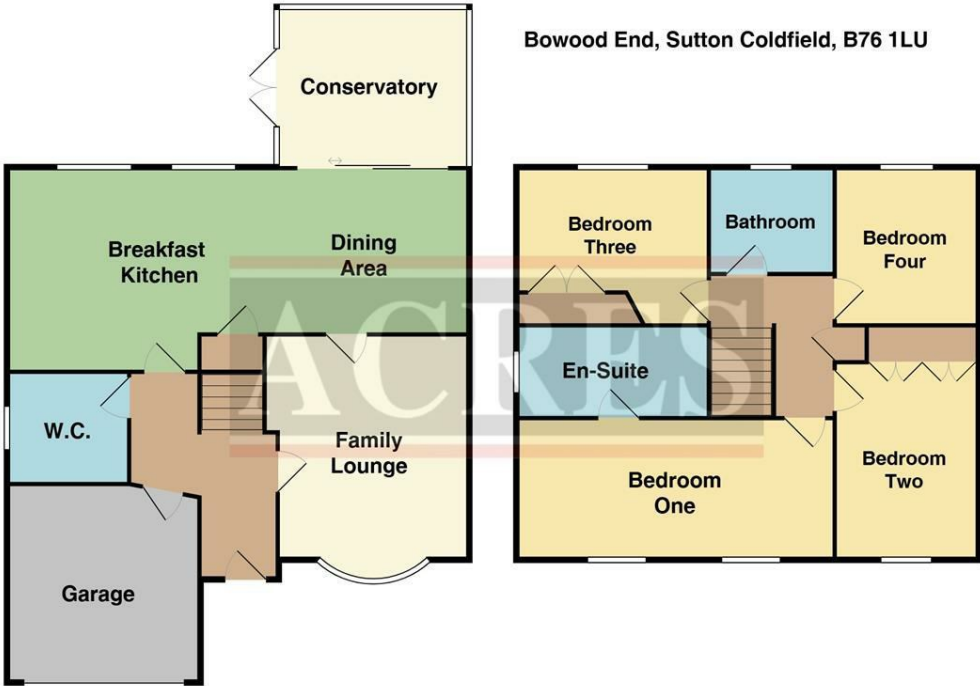


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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		
(81-91) B		
(69-80) C	72	80
(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	



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.