



**ACRES**  
*Collection*



**THE COBBLES, SUTTON COLDFIELD, B72 1XE**  
**ASKING PRICE £770,000**





Set within a quiet cul-de-sac in the heart of Sutton Coldfield, this superbly presented and vastly improved, five-bedroomed detached freehold family home offers exceptional space, style, and modern convenience. Occupying an enviable plot, the property boasts beautiful proportions throughout and is perfectly positioned just a short walk from Wylde Green High Street, where a range of essential shops, restaurants, and excellent transport links are readily available. The area is also well-supported by highly-regarded schools for all ages, making it an ideal choice for families. Finished to an impeccably high standard, this executive home has been conclusively customised for modern family life, offering a layout and quality rarely found. Benefitting from gas central heating, PVC double glazing (both where specified), and an Ohme EV charging point, it is as practical as it is impressive. The ground floor comprises a welcoming porch and entrance hall, a formal dining room, spacious family lounge, and a bright rear conservatory. A separate office/study offers flexible use, while the fitted breakfast kitchen, which opens into a further dining area, is complemented by a utility room and guest cloakroom/WC. Upstairs, five generously-sized bedrooms offer versatile accommodation, with both the master and second bedrooms enjoying private en-suites. A modern family bathroom services the remaining bedrooms. Outside, a multi-vehicle driveway leads to a double garage, while the rear garden features paved areas, a well-maintained lawn, and timber decking—perfect for outdoor dining and entertaining. A rare opportunity to acquire a truly outstanding family home in a sought-after location. Early internal viewing is strongly recommended to fully appreciate the quality and lifestyle on offer. EPC Rating D.



Set back from the road behind a multi vehicular block paved drive with lawn and an Ohme electric vehicle charging point, access is gained into the accommodation via a PVC double glazed set of French doors with windows to side into:

#### PORCH:

Space is provided for cloaks storage, a PVC double glazed obscure door with windows to side opens into:

#### DEEP ENTRANCE HALL:

Doors open to a family lounge, rear dining room, office / study, fitted breakfast kitchen and under stairs storage, radiator, stairs off to first floor.



**49 Walmley Road, Walmley, Sutton Coldfield, West  
Midlands, B76 1NP**  
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**FAMILY LOUNGE:** 18'09 (into bay) x 16'04 max / 13'04 min:  
PVC double glazed bay window to fore with windows opening to side, space for complete lounge suite, gas coal-effect fire set upon a granite hearth having matching surround and mantel over, radiator, door back to entrance hall and access is provided to:

**REAR DINING ROOM:** 11'11 x 9'11:  
Double glazed French doors open to rear conservatory, space for dining table and chairs, radiator, door back to entrance hall and access is provided back to lounge.

**REAR CONSERVATORY:** 12'07 x 12'02:  
PVC double glazed windows and French doors open to rear garden, internal glazed doors open back to dining room.

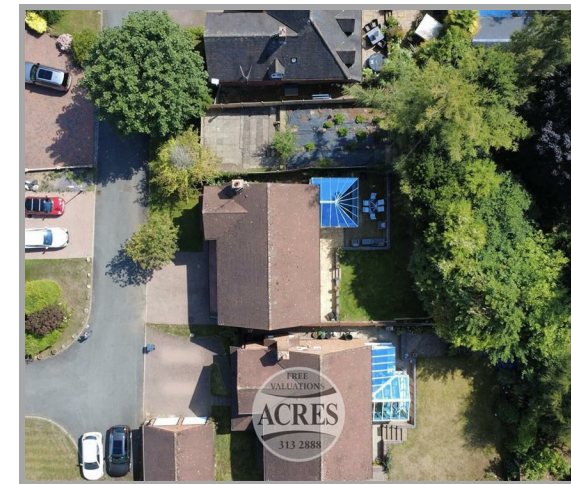
**OFFICE / STUDY:** 8'02 x 6'11:  
PVC double glazed window to rear, radiator, door back to entrance hall.

**FITTED BREAKFAST KITCHEN THROUGH DINING SPACE:** 20'05 x 16'08 max / 7'08 min:  
PVC double glazed windows open to rear, matching wall and base units with integrated fridge, dishwasher and double oven, edged granite work surfaces with double Belfast sink, five ring gas hob having extractor canopy over, matching upstands, radiators, space to a kitchen island for breakfast stools, space is provided for dining table and chairs, door back to entrance hall and further door to:

**UTILITY:**  
PVC double glazed door and window to rear, matching wall and base units with integrated fridge / freezer, recess for washing machine and dryer, radiator, edged work surface with sink drainer unit, matching upstands, door back to kitchen and to:

**GUEST CLOAKROOM / WC:**  
PVC double glazed obscure window to side, suite comprising low level WC and corner wash hand basin, radiator, tiled splashbacks, door back to utility.

**STAIRS & LANDING TO FIRST FLOOR:**  
PVC double glazed window to fore, doors open to five bedrooms, a family bathroom and store, radiator.



**TENURE:** We have been informed by the vendor the property is Freehold: .  
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.  
Council Tax Band: G









#### **BEDROOM ONE: 15'02 x 12'09:**

PVC double glazed windows to fore, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing and to:

#### **ENSUITE SHOWER ROOM:**

PVC double glazed obscure window to side, suite comprising step-in shower cubicle, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to bedroom.

#### **BEDROOM TWO: 11'11 x 11'02:**

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

#### **ENSUITE BATHROOM:**

PVC double glazed obscure window to side, suite comprising bath with glazed splash screen door to side, vanity wash hand basin and low level WC, radiator, tiled splashbacks, door back to bedroom.

#### **BEDROOM THREE: 12'03 x 11'01:**

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

#### **BEDROOM FOUR: 12'03 x 8'05:**

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

#### **BEDROOM FIVE: 8'07 x 8'03:**

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

#### **SUPERB FAMILY BATHROOM:**

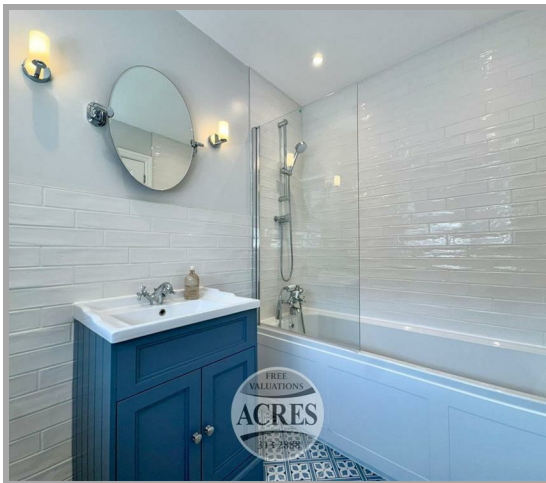
PVC double glazed obscure window to side, suite comprising free-standing bath, vanity wash hand basin and low level WC, towel radiator, tiled splashbacks and flooring, door back to landing.

#### **REAR GARDEN:**

A paved patio advances from the accommodation and leads to well-tended lawn, mature shrubs and bushes line and privatise the property's perimeter, with space being provided via timber decking for dining as well as entertaining.

#### **DOUBLE GARAGE: (Please check suitability for your own vehicle use):**

Up and over garage doors to fore.



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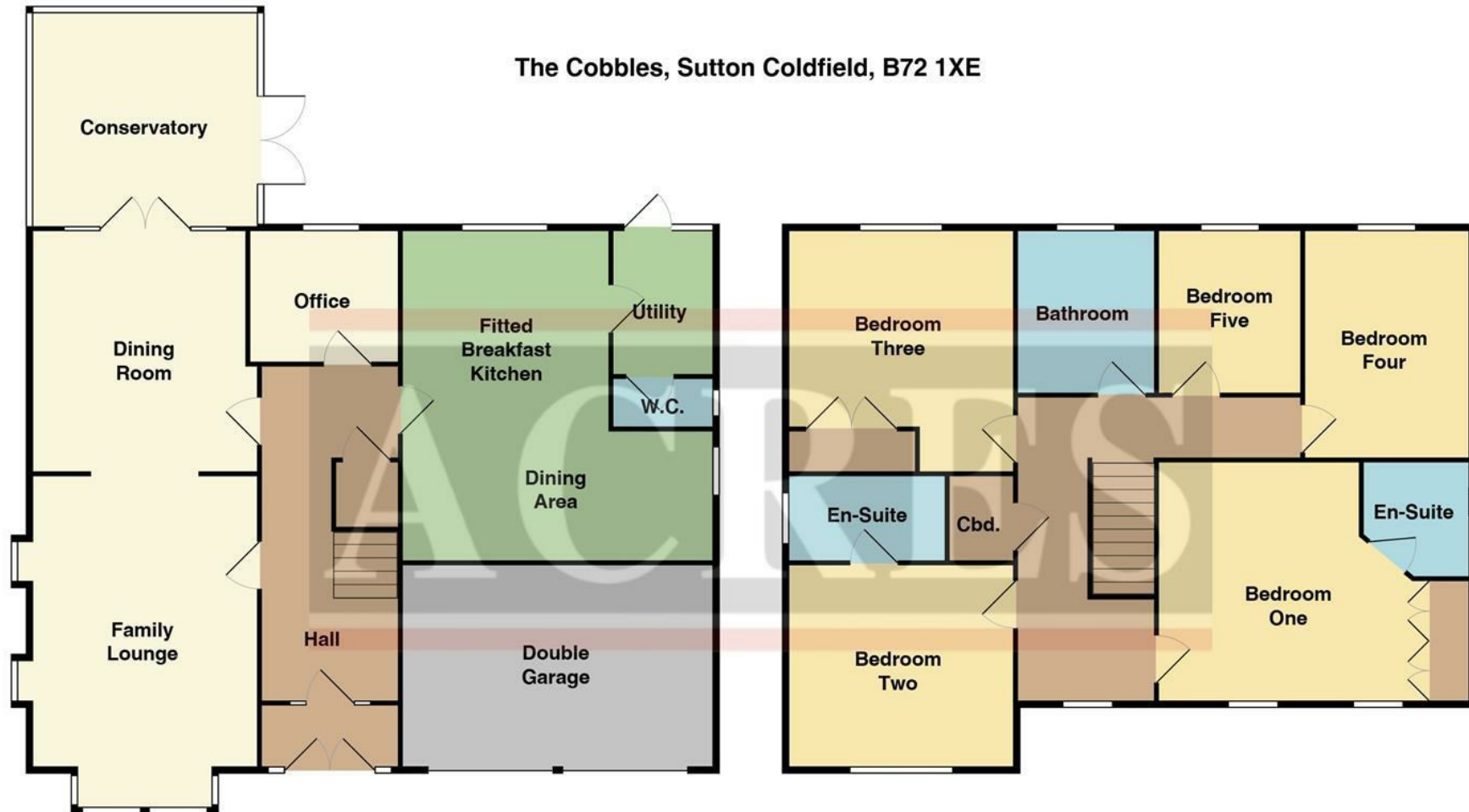
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FREE  
VALUATIONS  
**ACRES**  
313 2888

## The Cobbles, Sutton Coldfield, B72 1XE



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 65      | 80        |
| 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.