

ACRES

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- REDUCED PRICE TO SELL
- FOUR BEDROOMED DETACHED HOME
- IMPRESSIVELY EXTENDED & MODERNISED
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- FAMILY LOUNGE
- REAR KITCHEN, DINING & FAMILY AREA
- STUDY, UTILITY & GUEST W.C.
- DOUBLE GARAGE WITH EV CHARGING
- LANDSCAPED REAR GARDEN



SALISBURY GROVE, , B72 1XY - PRICE GUIDE £550,000

Occupying an enviable position in Sutton Coldfield, this tastefully extended and superbly presented, four-bedroomed, detached and freehold home is ready for immediate move-in. Clever use of space creates a versatile layout, ideal for modern family living, while internal and external dining areas provide the perfect setting for entertaining and socialising. The property is within walking distance of Wyld Green and Walmley, offering a wealth of local amenities including shops, cafés, restaurants, and pharmacies. Excellent transport links, with regular bus services and nearby road networks, ensure easy connectivity to Birmingham city centre and surrounding areas. The accommodation includes: welcoming entrance hall, family lounge, extended fitted breakfast kitchen flowing into a bright dining and family space, utility, guest cloakroom/W.C., and a dedicated study/office. Upstairs, four well-proportioned bedrooms are offered, with the master featuring an en-suite, while the remaining bedrooms are serviced by a modern family bathroom. Externally, the home benefits from a substantial block-paved driveway with EV charging point, a double garage, and a beautifully landscaped rear garden designed for relaxation, outdoor dining, and family enjoyment. Internal viewing is strongly recommended to appreciate the quality and space this property provides. EPC Rating D.

Set back from the road behind a multi vehicular considerable block paved drive providing shared access to a further property, an EV charging point is provided with access being gained into the accommodation via a PVC double glazed obscure door with window to side, into:

ENTRANCE HALL: Internal doors open to under stairs storage, family lounge, study, WC and extended fitted breakfast kitchen, radiator, stairs off to first floor.

FAMILY LOUNGE: 18'04 x 11'03: PVC double glazed window to fore, ornamental style fire set upon a granite hearth having contrasting mantel over, space for complete lounge suite, radiators, door back to entrance hall and sliding glazed doors open to:

EXTENDED FITTED BREAKFAST KITCHEN THROUGH FAMILY AND DINING AREA: 23'00 x 22'02 max:

BREAKFAST KITCHEN: Skylights over with bi-folding doors opening to rear, matching wall and base units with recesses for American-style fridge / freezer, integrated dishwasher, oven and grill, kitchen island with space for bar stools, edged work surface with inset sink unit, electric induction hob with extractor canopy over, contrasting kitchen island units, doors to entrance hall and to utility, access is also provided to:

FAMILY / DINING AREA: PVC double glazed windows to rear, having skylights over, radiators, space for lounging suite and dining table and chairs, sliding glazed doors open back to family lounge, access is provided back to kitchen.

UTILITY: 7'11 x 6'1: PVC double glazed obscure window and door open to rear, matching wall and base units with recesses for washing machine and dryer, edged work surfaces with stainless steel sink unit, tiled splashbacks, door back to kitchen.

STUDY / OFFICE: 6'00 x 4'11: PVC double glazed window to side, fitted units with space for studying, radiator, door back to entrance hall.

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

STAIRS & LANDING TO FIRST FLOOR: Doors open to four bedrooms, family bathroom and over stairs storage.

BEDROOM ONE: 16'06 x 11'03: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing and sliding door opens to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to fore, suite comprising step-in shower cubicle with vanity wash hand basin and low level WC, tiled splashbacks, radiators, sliding door back to bedroom.

BEDROOM TWO: 11'02 x 9'09: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM THREE: 9'00 x 8'09: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 9'01 x 8'00: PVC double glazed window to fore, 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 bi-folding splash screen door, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Raised timber decking advances from the accommodation and leads to a variety of lawn, gravel and paved patio areas, opportunity is presented for dining and entertaining complete with pergola and hand-built pizza oven, access is gained back into the accommodation via PVC double glazed bi-folding doors into breakfast kitchen.

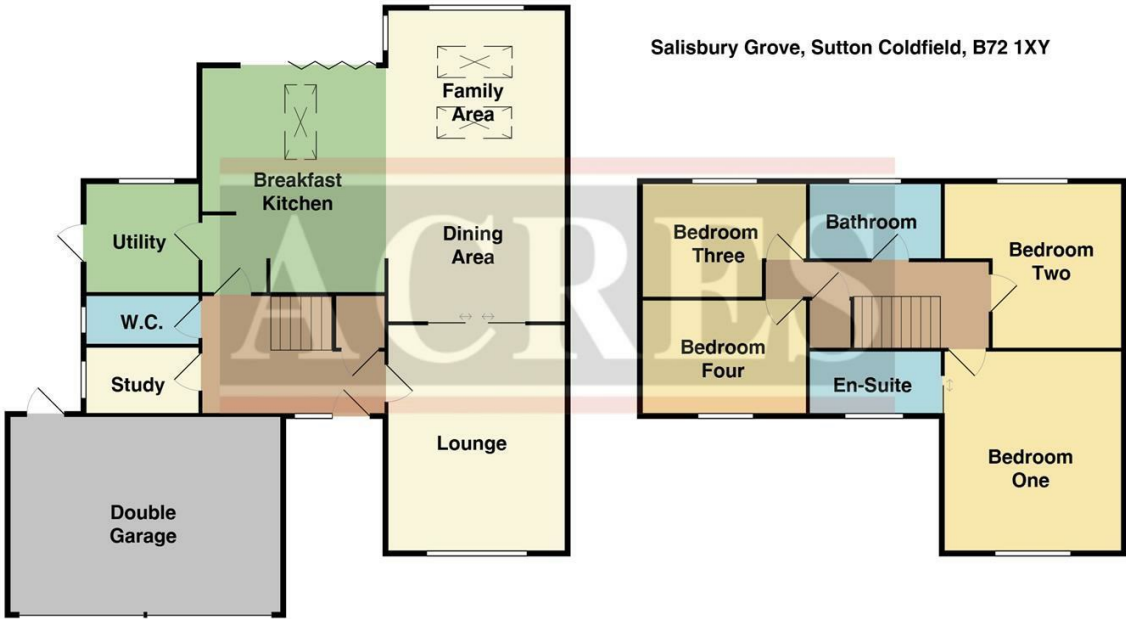
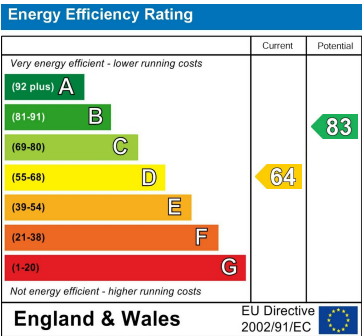
DOUBLE GARAGE: 16'03 x 16'00: (please check suitability for your own vehicle use): Up and over garage doors to fore, a further door opens to rear.



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



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.