

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Renovated, three bedroomed detached, dormer bungalow
- Master with dressing area & walk-in wardrobe
- Master with en-suite shower
- Fitted bathroom
- Superb kitchen with vaulted ceiling
- Impressive family lounge
- Utility
- Block paved drive to fore
- Immaculate rear garden
- Tasteful & thoughtful design



***SALISBURY GROVE, SUTTON COLDFIELD, B72 1XY - OFFERS OVER £510,000***

Recently transformed through a complete renovation, this outstanding, three-bedroomed, detached dormer bungalow showcases design, craftsmanship and attention to detail of the highest order. Cleverly reimagined with unique style, the property offers a rare opportunity to acquire a home that is as practical as it is beautiful – perfectly suited to modern living and a variety of purchasers. Ideally situated just a short stroll from Wylde Green’s vibrant high street and Walmley’s excellent amenities, the home enjoys a prime position within Sutton Coldfield. Highly regarded schools, superb transport links and daily essentials are all easily accessible, reinforcing the property’s desirability. Every aspect of this home has been thoughtfully considered. Underfloor heating runs through much of the ground floor, a vaulted ceiling with skylights fills the living space with light, and a recently installed boiler (still under warranty) provides peace of mind. Internally, the deep entrance hall flows seamlessly into the showpiece fitted breakfast kitchen, with utility, a substantial family lounge, two generous double bedrooms, and a luxurious bathroom completing the ground floor. The first floor is dedicated to a remarkable master suite – designed with a dressing area, walk-in wardrobe, en-suite shower room, Keylite skylights, and excellent eaves storage – offering a true retreat at the heart of the home. Externally, presentation is equally impressive. A newly block-paved driveway sweeps up to the property, set behind pristine lawns. The plot extends far beyond initial expectations, unveiling a private expanse that includes the delightful “wild flower garden.” To the rear, immaculate paving and landscaped gardens provide the perfect backdrop for outdoor entertaining. Quite simply, this is a home of distinction – stylish, spacious and finished to an exceptional standard. An internal inspection is essential to fully appreciate the quality and lifestyle this property affords. EPC D

Set back from the road behind a multi vehicular block paved drive with delightfully-maintained lawned and shrubbed borders, access is gained into the accommodation via a PVC double glazed door with window to side into:

PORCH: An internal obscure glazed door with window to side opens to:

ENTRANCE HALL THROUGH DINING ROOM AND FITTED KITCHEN:

ENTRANCE HALL: 23’07 x 9’00: Access is provided to under-stairs cloaks storage, doors open to lounge, bathroom, cupboard and two ground floor bedrooms, stairs off to first floor, access is provided into:

FITTED BREAKFAST KITCHEN / DINING ROOM: 20’07 X 9’00: Matching high-gloss wall and base units, integrated fridge / freezer, oven with grill over and dishwasher, edged work surfaces with four ring electric induction hob having extractor canopy over, sink drainer unit, tiled splashbacks, vaulted ceiling with Keylite skylights over, space for dining table and chairs, a glazed door opens to:

UTILITY: 9’08 x 8’00: PVC double glazed windows and door open to rear garden, recesses below an edged work surface for washing machine and dryer, door to airing cupboard, glazed door opens back to kitchen.

FAMILY LOUNGE: 18’02 x 11’10: PVC double glazed French doors open to rear garden with picture window to side, space for complete lounge suite, two radiators, door back to entrance hall.

BEDROOM TWO: 15’03 x 9’00: PVC double glazed windows to fore, space for king size bed and complementing suite, radiator, door back to entrance hall.

BEDROOM THREE: 9’10 x 9’10: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to entrance hall.

BATHROOM: PVC double glazed obscure window to rear, suite comprising P-shaped bath with bi-folding splash screen doors to side and shower over, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR / MASTER BEDROOM: An obscured window leads to bedroom, door opens to:

MASTER BEDROOM: 18’10 x 17’08 max / 5’07 min: Keylite skylights over, space for king size bed and complementing suite, radiator, space for dressing area, space to a considerable eaves storage suitable for walk-in wardrobe area, a sliding door opens to:

ENSUITE SHOWER ROOM: Suite comprising step-in shower cubicle with splash screen doors to fore, low level WC and vanity wash hand basin, tiled splashbacks, radiator, door back to bedroom.

REAR GARDEN: Matching block paving advances from the accommodation and leads to a beautifully-maintained lawn, mature, well-kept borders provide shrubs, bushes and trees with access being gained back into the home via doors to utility and to lounge.

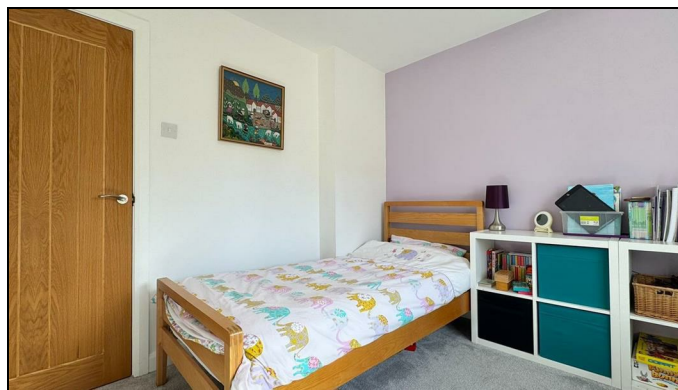


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

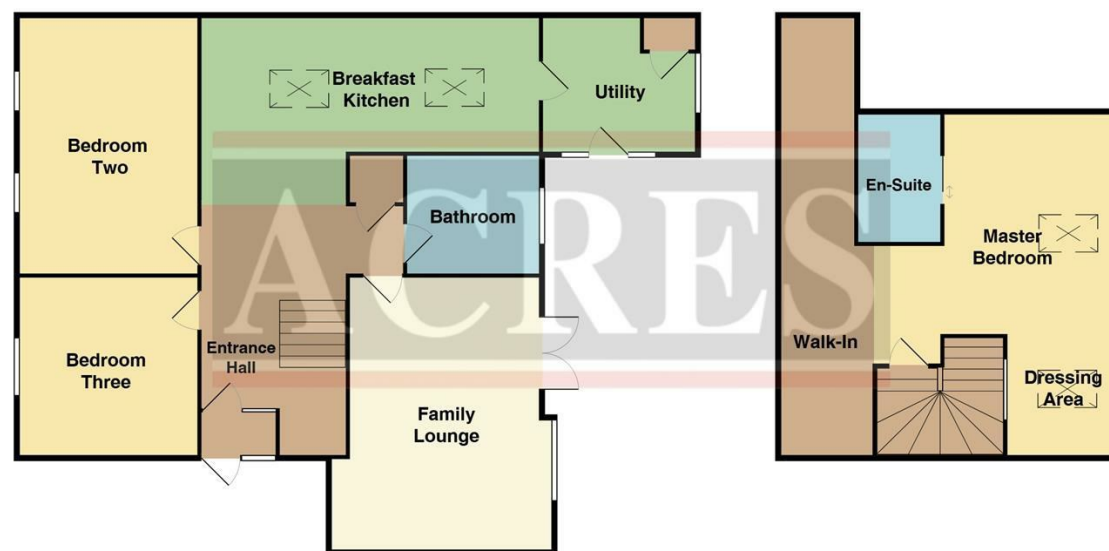
**COUNCIL TAX :** E

**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                                   |              | 68        |
| (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   |           |



Salisbury Grove, Sutton Coldfield, B72 1XY



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.