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Walmley Ash Road  
Sutton Coldfield, B76 1HY

Offers Over £510,000

# Property Features

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- Spacious Semi-Detached Home
- Welcoming Entrance Hall
- Separate Living Room & Dining Room
- Fitted Breakfast Kitchen
- Utility & Guest Cloakroom
- Converted Sitting Room
- Four Double Bedrooms
- Two Bathrooms
- Well Maintained Rear Garden
- Superb Block Paved Driveway

## Full Description

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Taylor Cole Estate Agents present this extended and individually designed semi-detached home, ideally situated on the doorstep of the revered 'Walmley Village'. This impressive residence offers a wealth of flexible internal space, presenting a wonderful family haven within easy reach of an array of shopping amenities and superb local schooling.

### GROUND FLOOR

As you step into the property, you are greeted by an inviting entrance hallway which allows access to the first floor landing and through entry to the large reception rooms. The ground floor accommodation boasts a cosy lounge to the fore, featuring a bright bay window and a captivating fireplace. An additional reception room, positioned at the rear of the property, seamlessly connects to the outdoors through French doors, providing a perfect blend of indoor and outdoor living. The spacious breakfast kitchen is complemented by an adjoining utility room hosting a convenient guest cloakroom, while a fantastic sitting room adds a third point of reception, enhancing the versatility of this family home.

### SITTING ROOM

13' 10" x 13' 05" (4.22m x 4.09m)

### LIVING ROOM

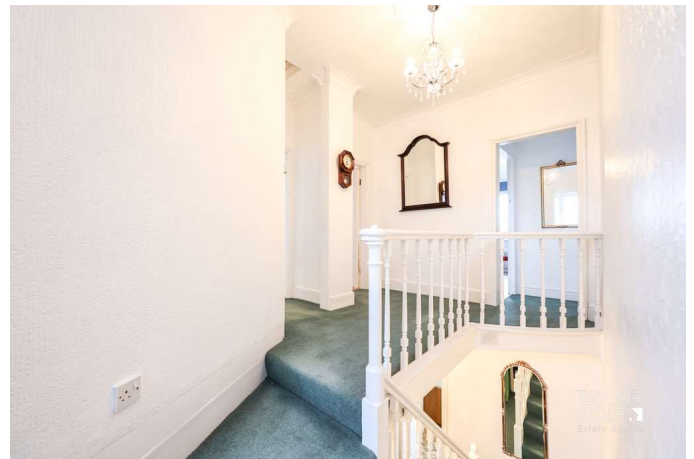
19' 10" x 11' 08" (6.05m x 3.56m)

### BREAKFAST KITCHEN

12' 02" x 17' 04" (3.71m x 5.28m)

### SNUG

17' 10" x 13' 02" (5.44m x 4.01m)





## BOOT ROOM

5' 04" x 13' 03" (1.63m x 4.04m)

## GUEST CLOAKROOM

5' 06" x 2' 04" (1.68m x 0.71m)

## FIRST FLOOR

Moving to the first floor, you will discover four incredible bedrooms, each offering a wealth of versatility to suit various lifestyle needs; in particular the master bedroom which boasts a feature loft room added versatile space for further sleeping quarters or dressing area. The generous family bathroom is adorned with a matching white four-piece suite, including a bath, shower cubicle, pedestal hand wash basin, and close-coupled WC, ensuring both style and functionality. A second bathroom completes the first floor for added convenience.

## MASTER BEDROOM

13' 03" x 13' 09" (4.04m x 4.19m)

## MASTER BEDROOM LOFT ROOM

13' 05" x 13' 11" (4.09m x 4.24m)

## BEDROOM TWO

13' 01" x 12' 07" (3.99m x 3.84m)

## BEDROOM THREE

13' 08" x 11' 09" (4.17m x 3.58m)

## BEDROOM FOUR

9' 01" x 13' 10" (2.77m x 4.22m)

## BATHROOM

8' 04" x 10' 03" (2.54m x 3.12m)

## REAR GARDEN

The property's charm extends beyond its interiors, with a sprawling rear garden providing impressive external entertainment space. A decorative block-paved patio invites al fresco gatherings, surrounded by verdant lawns and secure brick walls to all boundaries, ensuring both privacy and tranquillity. Two timber constructed outdoor storage areas both offer fantastic storage solutions with a courtyard section positioned between.



## ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements