



**20 Walmley Ash Road, Walmley, Sutton Coldfield, West Midlands,
B76 1HY**

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

The logo for Paul Carr Estate Agents is located in the bottom right corner. It features a dark blue background with the company name in white. The name 'PAUL CARR' is written in a large, bold, serif font, with 'PAUL' above 'CARR'. Below 'CARR' is the text 'Estate Agents' in a smaller, italicized serif font. At the bottom of the logo, the phrase 'EXCLUSIVE AND RURAL HOMES' is written in a small, white, sans-serif font.

About This Property

Internal viewing is essential to fully appreciate all this stunning home as to offer and benefits from the excellent opportunity to further improve subject to permission. Property is approached via a sweeping driveway and internal inspection reveals welcoming reception hall, spacious lounge, spacious formal dining room/family room with double doors providing access to contemporary re-fitted kitchen with an array of high quality units and luxury fitments and a multifunctional utility and guest cloakroom. Grand central staircase leads to the first floor landing with doors leading to five double bedrooms with bedroom one enjoying an ensuite. A family bathroom completes this floor.

Outside

Outside there is a delightful rear garden and a spacious patio, enjoying a lovely quiet aspect ideal for children to enjoy. To the fore the sweeping driveway provide ample off road parking which is set back behind the main road.

Situation

Within catchment for Outstanding Primary schools, walking distance to the countryside, close to transport links and local amenities.



Porch

Hall

Living Room 4.14m (13'7") x 3.99m (13'1")

Office 3.18m (10'5") x 2.51m (8'3") max

Kitchen 4.37m (14'4") x 3.68m (12'1")

Dining Room 9.53m (31'3") x 3.58m (11'9")

Utility 3.15m (10'4") x 1.75m (5'9")

WC

Garage

Landing

Bedroom 1 4.80m (15'9") max x 4.67m (15'4")

En-suite

Bedroom 2 3.56m (11'8") x 3.35m (11')

Bedroom 3 4.11m (13'6") x 3.28m (10'9")

Bedroom 4 4.70m (15'5") x 2.90m (9'6")

Bedroom 5 3.66m (12') x 2.59m (8'6")

Bathroom



FLOORPLAN

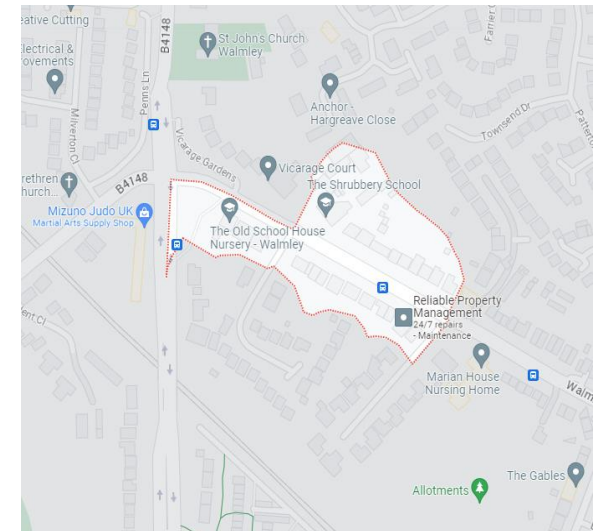
Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location





Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.





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