ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
0121 313 2888 walmley@acres.co.uk @ www.acres.co.uk



- Five / six bedroomed, detached family home
- Master boasting en-suite shower room
- Well appointed family bathroom
- Ground floor bedroom / office
- Wet/shower room to ground floor bedroom / office
- Spacious fitted breakfast kitchen
- Large lounge leading to snug/utility
- Guest WC, utility and garage
- Superbly presented rear garden
- Considerable drive with EV charging point





HAWFIELD GROVE, SUTTON COLDFIELD, B72 1YD - OFFERS OVER £600,000

This impressive five / six-bedroomed, extended and converted freehold family home offers generous and versatile living accommodation in a highly sought-after Sutton Coldfield location. Ideally positioned between the popular areas of Wylde Green and Walmley, the property enjoys immediate access to a wide range of local amenities, including cafes, restaurants, convenient bus links, and the Cross City rail line available at Chester Road station. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation is thoughtfully arranged and briefly comprises: a welcoming entrance hall, a superbly fitted breakfast kitchen with ample dining space, and a spacious lounge leading through an inner hall to a cosy snug/playroom. Additional ground floor features include a utility room, guest cloakroom/W.C., and a generously sized bedroom / office complete with an accompanying wet room—ideal for multi-generational living. To the first floor, the property boasts five well-proportioned bedrooms, with the master bedroom benefitting from its own en-suite shower room. The remaining bedrooms are serviced by a modern family bathroom. Externally, the home is approached via a multi-vehicle block paved driveway with a lawned area to the side, an electric vehicle charging point, and access to a large single garage. To the rear, a substantial lawned garden bordered by mature conifers provides a private and attractive outdoor space. Offering both space and flexibility in a prime location, this outstanding home must be viewed internally to be fully appreciated. EPC RATING D.

Set back from the road behind a multivehicle, block paved drive with lawn to side, access is given to an EV charging point, as well as a single and a half charging point, with PVC double glazed obscure door opening into:

ENTRANCE HALL: Internal obscure doors open into a family lounge and fitted breakfast kitchen, door to understairs storage, guest cloakroom/w.c. and a 6th bedroom / office, radiator, stairs off to first floor.

FITTED BREAKFAST KITCHEN: PVC double glazed window to fore having French doors to the rear and from a dining area opening to garden, matching wall and base units with integral fridge, freezer, dishwasher and oven with grill over, roll edged work surface with electric hob and extractor canopy over, sink drainer unit, radiator, tiled splashbacks, space for dining table and chairs, an obscure door opens back to entrance hall with glazed double doors opening to:

FAMILY LOUNGE: PVC double glazed windows to rear, space for complete lounge suite, wall mounted fire, radiator, glazed double doors open back to fitted breakfast kitchen, obscure door to entrance hall, radiator, the room extends into an inner hallway style area with access is also given to:

PLAY ROOM/SNUG: PVC double glazed windows and doors open to rear garden, space is provided for varying uses such as play room, further dining and entertaining or lounging, radiator, access is given back to the inner hall style area with a glazed door opening into:

UTILITY: PVC double glazed door opens to side, matching wall and base units with recesses for washing machine and dryer, roll edge work surface with stainless steel sink drainer unit, tiled splashbacks, radiator, a door opens to garage and the glazed double opens back to snug/play room.

GUEST CLOAKROOM/W.C.: PVC double glazed obscure window to fore, suite comprising low level w.c. and wash hand basin, tiled splashback, door back to entrance hall.

BEDROOM SIX / OFFICE: PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door to entrance hall and door to:
WET-ROOM: Suite comprising wet shower area, low level w.c. and wash hand basin, tiled splashbacks, door back to bedroom / office.

STAIRS AND LANDING: Doors open to five bedrooms and a family bathroom.

BEDROOM ONE: PVC double glazed windows to rear with fitted shutter style blinds over, space for double bed and complimenting suite, door back to landing and access to:
EN-SUITE SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising corner shower with glazed splash screen doors, vanity wash hand basin and low level w.c., ladder style radiator, access back to bedroom.

BEDROOM TWO: PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM FOUR: PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM FIVE: PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with splash screen door to side and shower over, low level w.c. and vanity wash hand basin, tiled splashbacks, ladder style radiator, door back to landing.

REAR GARDEN: Paved patio advances from the home and leads to immaculately maintained lawns, conifers privatise the homes border with access being given back into the home via doors to breakfast kitchen, snug/play room and utility.

LARGE SINGLE GARAGE: (Please check suitability for your own vehicle) Up and over garage door opens to fore, door back to utility.





















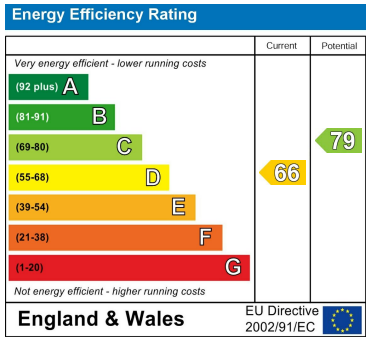
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

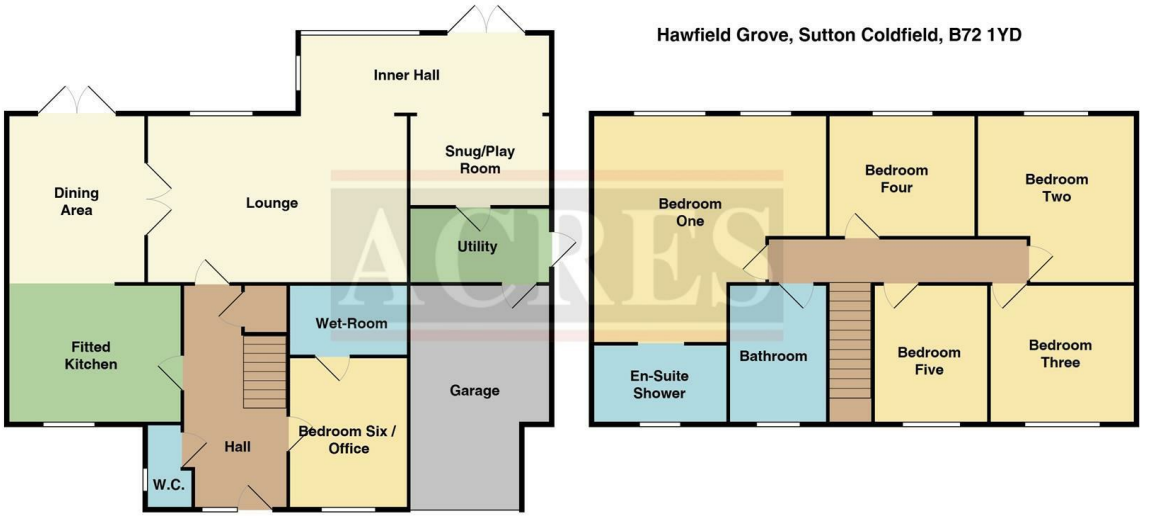
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E COUNCIL : Birmingham

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.