



**SHRUBBERY CLOSE, SUTTON COLDFIELD, B76 1WE
OFFERS AROUND £615,000**



This superb, beautifully composed 4-bedroom detached freehold family home, set in a highly desirable area of Sutton Coldfield, offers exceptional internal proportions combined with incredible style & taste décor throughout. Meticulously maintained & thoughtfully enhanced, this home presents an unmissable opportunity for families seeking luxury & practicality. Positioned within walking distance of well-regarded schooling, readily-available bus services provide ease of commute to surrounding town & city centre locations. Wylde Green & Walmley offer a wide range of daily essential amenities including grocery stores, cafés, pharmacies, restaurants & more.

Crafted with elegant colour palettes & exceptionally finished, the internal accommodation briefly comprises a welcoming porch opening into a deep entrance hall, complemented by an attractive cloaks area. Doors lead into a sizeable, inviting family lounge, a dedicated cloaks room, & a fitted breakfast kitchen which flows seamlessly through to a dining area, creating an ideal space for both family life & entertaining. A utility room & conservatory are accessed via the kitchen & dining space, while a guest WC is also offered. To the 1st floor, 4 wonderfully proportioned bedrooms provide excellent & versatile accommodation. The master bedroom is truly breath-taking, featuring a raised platform for the bed which leads into a walk-in style wardrobe area, complete stylish en-suite shower room. The remaining bedrooms are serviced by a fully comprehensive family bathroom, featuring an inset television, enhancing both comfort & indulgence.



Externally, the property is approached via a substantial multi-vehicle block paved driveway, with a neatly maintained lawn to the side with a spacious double garage, with EV charging point and internal access to a versatile gym/multi-purpose room. The rear garden offers excellent space for outdoor dining & entertaining. Early internal inspection is highly recommended. EPC Rating C.



**49 Walmley Road, Walmley, Sutton Coldfield, West
Midlands, B76 1NP**
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Set back from the road behind a multi vehicular block paved drive with lawn and shrubs to side, access is gained into the accommodation via a PVC double glazed door with windows to side into:

PORCH: A further internal double glazed door with windows to side opens to:

ENTRANCE HALL: Doors open to cloaks storage, lounge and garage, a glazed door opens to kitchen, radiator, tiled flooring, stairs off to first floor.

FAMILY LOUNGE: 16'04 x 12'02: PVC double glazed bow window to fore, space for complete lounge suite, gas coal-effect fire set upon a granite hearth with matching surround and mantel over, radiators, door back to entrance hall.

CLOAKS STORAGE: Storage is provided to side, doors back to entrance hall and to:

WC: PVC double glazed obscure window to side, suite comprising vanity wash hand basin and low level WC, radiator, tiled splashbacks and flooring, door back to cloaks storage.

FITTED BREAKFAST KITCHEN THROUGH DINING: 26'07 x 9'11: PVC double glazed windows to rear, having patio doors opening to conservatory, matching wall and base units with integrated oven, dishwasher and wine fridge, edged work surface with stainless steel one and a half sink, draining grooves cut to side, five ring gas hob with extractor canopy over, matching upstands, space is provided for breakfast stools as well as dining table with chairs, radiators, glazed door opens back to entrance hall, patio doors to conservatory and door to:

UTILITY: 10'02 x 5'09: PVC double glazed door to rear, matching wall and base units with recesses for American-style fridge / freezer and washing machine, edged work surface with sink, radiator, door back to kitchen.

CONSERVATORY: 12'02 x 9'02: PVC double glazed windows and French doors to rear, space for family suite, PVC double glazed sliding patio doors open back to dining room / kitchen.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed window to side, doors open to four bedrooms, a fully comprehensive family bathroom and airing cupboard, radiator.



TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: G Council: Birmingham City Council





MASTER BEDROOM: 12'05 x 11'05: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing and access is provided to:

WALK-IN WARDROBE AREA: 5'06 x 5'04: Fitted wardrobes to both sides, access is provided back to bedroom and door to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to fore, suite comprising corner shower cubicle, vanity wash hand basin and WC, tiled splashbacks and flooring, ladder-style radiator, door back to walk-in wardrobe.

BEDROOM TWO: 10'10 x 10'02: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 10'02 x 8'08: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 10'03 x 6'10: PVC double glazed window to rear, space for bed and complementing suite, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising corner shower cubicle with glazed splash screen doors, bath with built-in TV unit, low level WC and floating pedestal wash hand basin, tiled splashbacks and flooring, ladder-style radiator, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's perimeter, further access is given down to the side of the home for storage or further entertaining and dining space, doors are given back into the home via utility and conservatory, further PVC double glazed French doors open to:

GYM / MULTI PURPOSE ROOM: 12'00 x 7'03: PVC double glazed French door to garden, radiator, door gives access to:

DOUBLE GARAGE: 16'08 x 16'03: (please check suitability for your own vehicle use): An electric roller garage door opens to fore, EV charging point provided within, doors give access to gym / multi purpose room and to entrance hall.



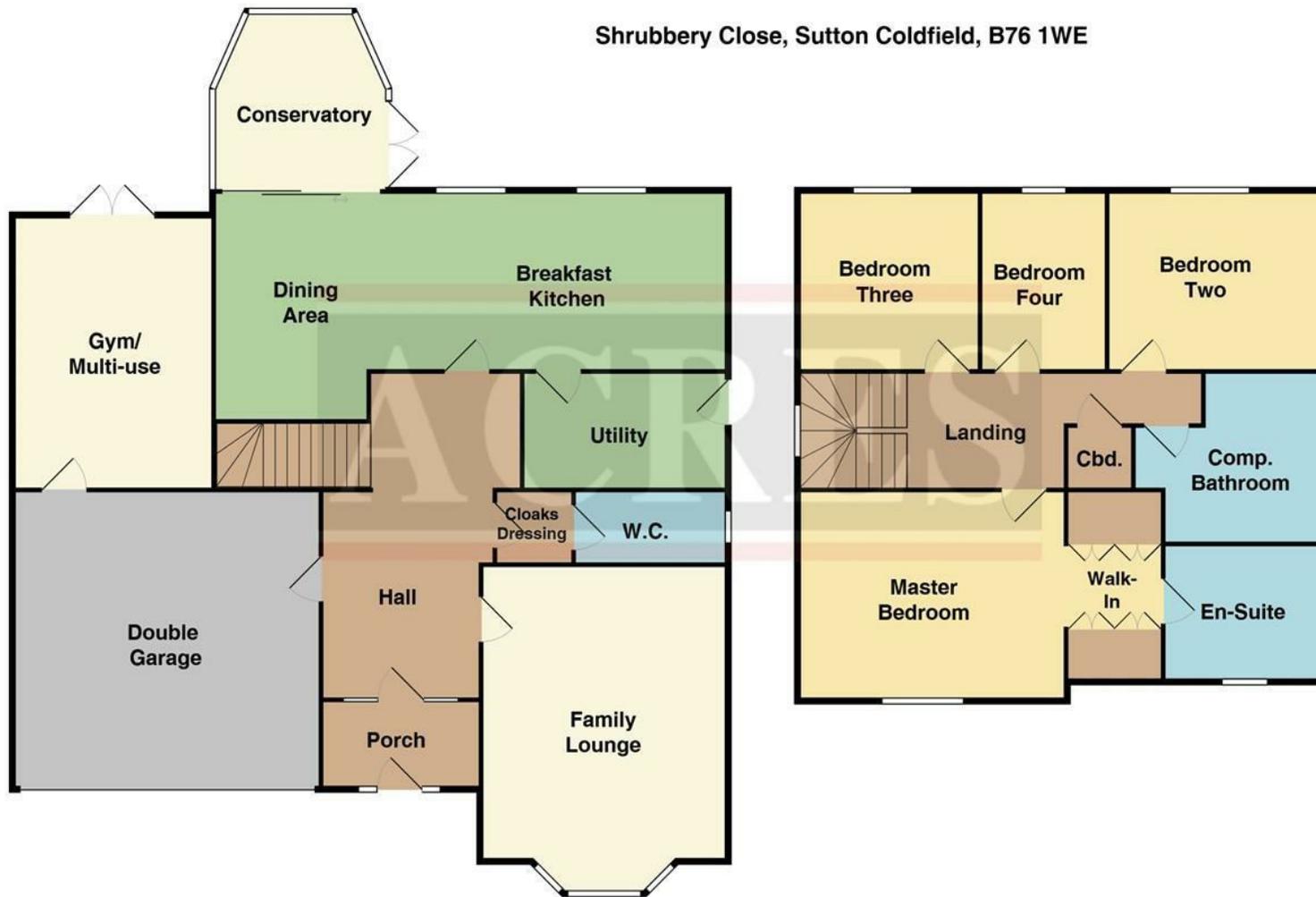
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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	80
England & Wales		EU Directive 2002/91/EC	

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.