



**SIR ALFREDS WAY, NEW HALL, B76 1ES
OFFERS IN THE REGION OF £795,000**



Set within the sought-after New Hall estate in Sutton Coldfield, this substantial, five-bedroomed detached residence offers an exceptional level of space, thoughtfully arranged to create a superb family home. Its impressive proportions are immediately striking & as you move through the property, each room unfolds into the next, providing versatile areas that can be adapted, combined or individually tailored to suit a range of lifestyle needs—whether that be expansive open-plan living or clearly defined, bespoke family zones. Perfectly positioned for convenience, the home is just a short walk from an array of local shopping amenities within the New Hall community. Well-regarded schools lie close by & frequent bus services offer straightforward travel to surrounding destinations, making this an ideal base for families & commuters alike. Gas central heating & PVC double glazing (where specified) ensures the home remains warm, efficient & welcoming throughout the seasons. An enclosed porch opens into a deep entrance hall & the beautifully extended breakfast kitchen forms a true centrepiece, complemented by a bright rear orangery suited to year-round enjoyment. Additional reception spaces include a dedicated dining room, a spacious family lounge, a further family room & an excellent games room/bar, creating flexibility for relaxation & entertaining. A utility room & guest cloakroom/WC complete the ground floor. Upstairs, 5 delightful bedrooms provide ample space for larger households. The principal suite features a fully equipped en-suite bathroom, while the 2nd bedroom benefits from its own shower room. A well-appointed family bathroom serves the remaining rooms. Externally, the property boasts an impressive façade with a commanding presence. A double garage with an electrically operated door offers secure storage & parking. A rear private, modernised garden provides a serene retreat to complete the accommodation. Internal viewing is strongly recommended. EPC C.

Set back from the road behind a renewed cobble-print drive with space for multiple vehicles and lawn accompanying a cobble-print path, access is gained into the accommodation via a PVC double glazed French door into:

PORCH: An internal obscure glazed front door with windows to side opens into:

DEEP ENTRANCE HALL: Internal doors radiate to a family lounge, guest cloakroom / WC, extended fitted breakfast kitchen, family room and under-stairs storage, stairs off to first floor, radiator.



**49 Walmley Road, Walmley, Sutton Coldfield, West
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FAMILY LOUNGE: 19'02 (into bay) x 16'07 max / 13'02 min: PVC double glazed bay window to fore, gas coal-effect fire with matching tiled hearth and surround and period mantel over, radiator, single door opens back to entrance hall and double doors open to:

DINING ROOM: 13'01 x 8'11: PVC double glazed sliding doors open to rear orangery, space for dining table and chairs, radiator, double doors back to lounge, single door opens to:

FITTED BREAKFAST KITCHEN: 17'08 x 17'00 max / 12'10 min: PVC double glazed windows to rear, having Velux skylights over, matching wall and base units with integrated full-line fridge and single freezer, double oven with plate warming below, edged work surfaces with one and a half sink drainer unit, four ring electric hob having extractor canopy over, kitchen island providing breakfast seating, tiled flooring, radiator, single doors back to entrance hall, utility and dining room, glazed double doors open to:

REAR ORANGERY: 15'06 x 11'04: PVC double glazed bi-folding doors open to rear garden, having window to side, space for complete lounge suite, radiators, tiled flooring, PVC double glazed sliding doors open back to dining room and glazed double doors back to kitchen.

UTILITY: 15'06 x 15'05: PVC double glazed obscure cottage / farm style door opens to rear garden, matching wall and base units with integrated dishwasher, oven and recess for washing machine, edged work surface with four ring gas hob having extractor canopy over, stainless steel sink drainer unit, tiled flooring, single doors open to storage, double garage, fitted breakfast kitchen and:

BAR / GAMES ROOM: 15'02 x 10'08: PVC double glazed sliding patio doors open to rear garden, radiator, door back to utility.

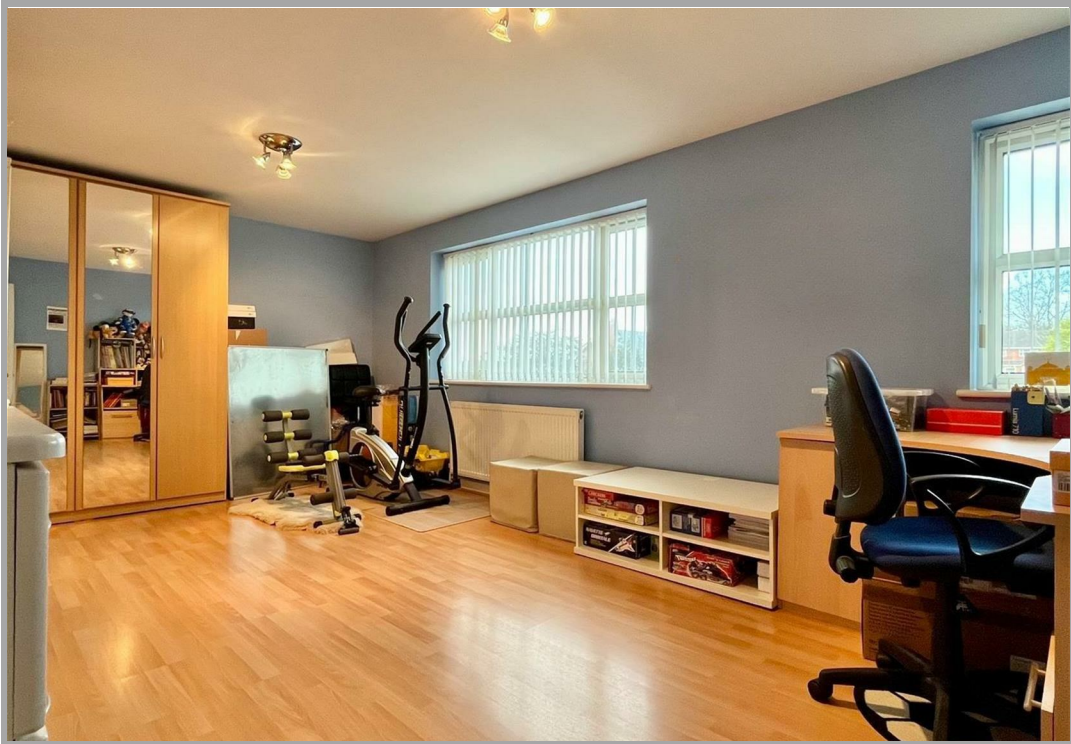
FAMILY ROOM: 12'06 x 11'06: PVC double glazed window to fore, space for complete lounge suite, electric fire with granite hearth, surround and mantel, radiator, door back to entrance hall.

GUEST CLOAKROOM / WC: Suite comprising pedestal wash hand basin and low level WC, radiator, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to five bedrooms, a family bathroom and airing cupboard.



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: F Council: Birmingham City Council





BEDROOM ONE: 16'00 x 14'05: PVC double glazed window to rear, fitted wardrobes with accompanying bedside units, chest of drawers and dressing area, recess for double bed to centre, radiator, door back to landing and door to:
FULLY COMPREHENSIVE ENSUITE BATHROOM: PVC double glazed obscure window to rear, suite comprising corner bath with jet function, shower cubicle with glazed splash screen doors, low level WC and pedestal wash hand basin, tiled splashbacks and flooring, dressing area, radiator, door back to bedroom.

BEDROOM TWO: 15'04 x 13'02: PVC double glazed window to fore, fitted matching units consisting of sliding mirrored wardrobes, bedside tables and dressing area, recess to centre for double bed, radiator, door back to landing and door to:
ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising shower cubicle, low level WC and wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to bedroom.

BEDROOM THREE: 19'02 x 11'01: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 12'03 x 11'03: PVC double glazed window to fore, fitted wardrobes with central recess for bed, radiator, door to over stairs cupboard and door back to landing.

BEDROOM FIVE: 9'10 x 9'01: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, low level WC and pedestal wash hand basin, tiled splashbacks and flooring, radiator, door back to landing.

REAR GARDEN: A renewed paved patio advances from the accommodation and leads to lawn, a mature rear conifer provides privacy to the property, with access being given back into the home via doors to utility, bar / games room and orangery.

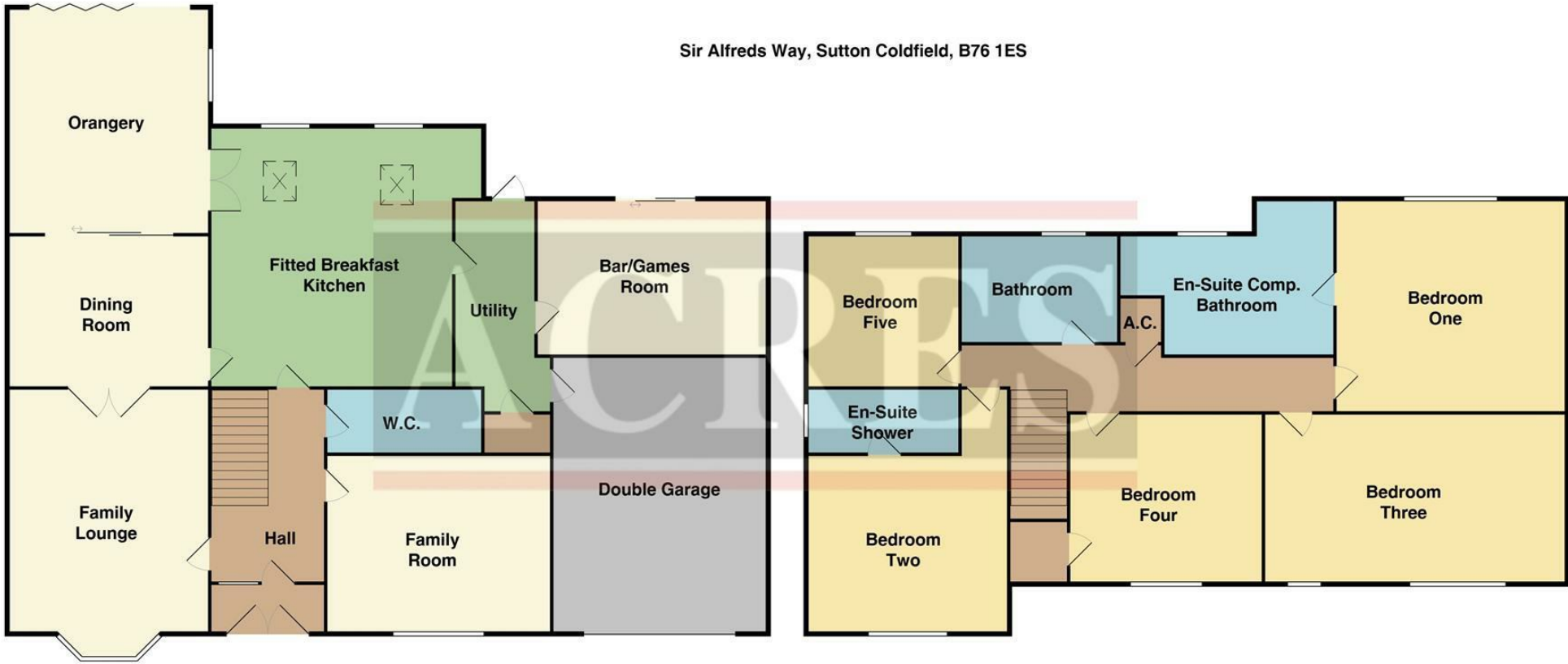
DOUBLE GARAGE: 17'09 x 15'02: (please check suitability for your own vehicle use): Up and over electrically-operated garage door, key pad to fore ensures ease of access.



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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		
England & Wales	76	79
EU Directive 2002/91/EC		

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 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.