



**WAYFORD DRIVE, SUTTON COLDFIELD, B72 1YS
OFFERS OVER £550,000**



Occupying an impressive & enviable position within Sutton Coldfield, this four bedroomed, detached & freehold family residence with no onward chain presents a rare opportunity for purchasers seeking a home of substance, scale & future potential. Deceptive from its initial external appearance, the property sits upon a tremendous plot that must be viewed internally & externally to be fully appreciated, offering exceptional scope for personalisation & extension, subject to the necessary planning permissions. Gas central heating & PVC double glazing are provided (where specified), further enhancing the appeal of this generously proportioned home.

Ideally situated between the popular areas of Wylde Green & Walmley, the property benefits from close proximity to a range of local amenities, readily-available bus services & ease of access to surrounding towns & city centres. Well-regarded schooling for all ages is also within easy reach, making the location particularly attractive to growing families. Internally, the accommodation briefly comprises a deep & welcoming entrance hall with parquet flooring, a spacious dual-aspect lounge & a rear conservatory enjoying views over the garden. A dedicated dining room provides an ideal space for entertaining, complemented by a fitted breakfast kitchen, utility room & guest cloakroom/W.C., completing the ground floor layout. To the first floor are four well proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room, while a family bathroom services the remaining accommodation.



Externally, the home is approached via a tarmac driveway providing access to a double garage. To the rear, a sweeping & substantial garden is undoubtedly the standout feature, offering immense potential for redevelopment & imaginative modernisation to create a truly spectacular family home in a unique setting. Internal inspection is highly recommended to fully appreciate the scale, position and opportunity on offer. EPC Rating C.



**49 Walmley Road, Walmley, Sutton Coldfield, West
Midlands, B76 1NP**
Tel: 0121 313 2888 Email: walmley@acres.co.uk



Set back from the road behind a substantial tarmac drive with lawns to either side, access is gained into the accommodation via a leaded light timber door with obscure windows to side into:

DEEP ENTRANCE HALL: Parquet flooring, doors open to a dual-aspect family lounge, dining room, fitted breakfast kitchen, under-stairs storage and guest cloakroom / WC, radiator, stairs off to first floor.

GUEST CLOAKROOM / WC: PVC double glazed leaded obscure window to fore, suite comprising low level WC and wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

FAMILY LOUNGE: 21'05 x 10'02: PVC double glazed leaded window to fore with double glazed sliding doors opening to rear conservatory, space for complete lounge suite, gas coal-effect fire set upon a tiled hearth having brick surround and timber mantel over, radiators, door back to entrance hall.

REAR CONSERVATORY: 11'01 x 9'09: PVC double glazed leaded light windows with clear glazed windows to rear, having French doors opening to garden, space for garden furniture, double glazed sliding doors open back to lounge.

DINING ROOM: 10'07 x 11'02: Single glazed leaded bow window opens to fore having secondary glazing, space for dining table and chairs, radiator, door back to entrance hall.

FITTED BREAKFAST KITCHEN: 10'11 x 9'08: PVC double glazed windows to rear, matching wall and base units with integrated oven, edged work surface with four ring gas hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks and flooring, space for breakfast table with chairs, radiator, doors open back to entrance hall and to:

UTILITY: 9'08 x 5'04: Single glazed window with secondary glazing to



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





rear, matching base units with recesses for free-standing fridge / freezer and washing machine, edged work surface with stainless steel sink drainer unit, tiled splashbacks and flooring, radiator, door back to kitchen.

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

BEDROOM ONE: 13'07 x 11'02: PVC double glazed leaded window to fore, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to landing and to:

ENSUITE SHOWER ROOM: PVC double glazed obscure leaded window to fore, suite comprising step-in shower cubicle, low level WC and pedestal wash hand basin, tiled splashbacks, radiator, door back to bedroom.

BEDROOM TWO: 13'08 x 10'05: PVC double glazed leaded window to fore, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to landing.

BEDROOM THREE: 10'10 x 7'11: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 7'09 x 7'04: PVC double glazed window to rear, space for bed and complementing suite, built-in wardrobe, radiator, door back to landing.

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

REAR GARDEN: Patio advances from the accommodation and leads to a sweeping lawn, together with mature shrubs and bushes to perimeters, access is given down to both sides of the property with access also being provided to:

DOUBLE DETACHED GARAGE: (please check suitability for your own vehicle use): Up and over garage door to fore.

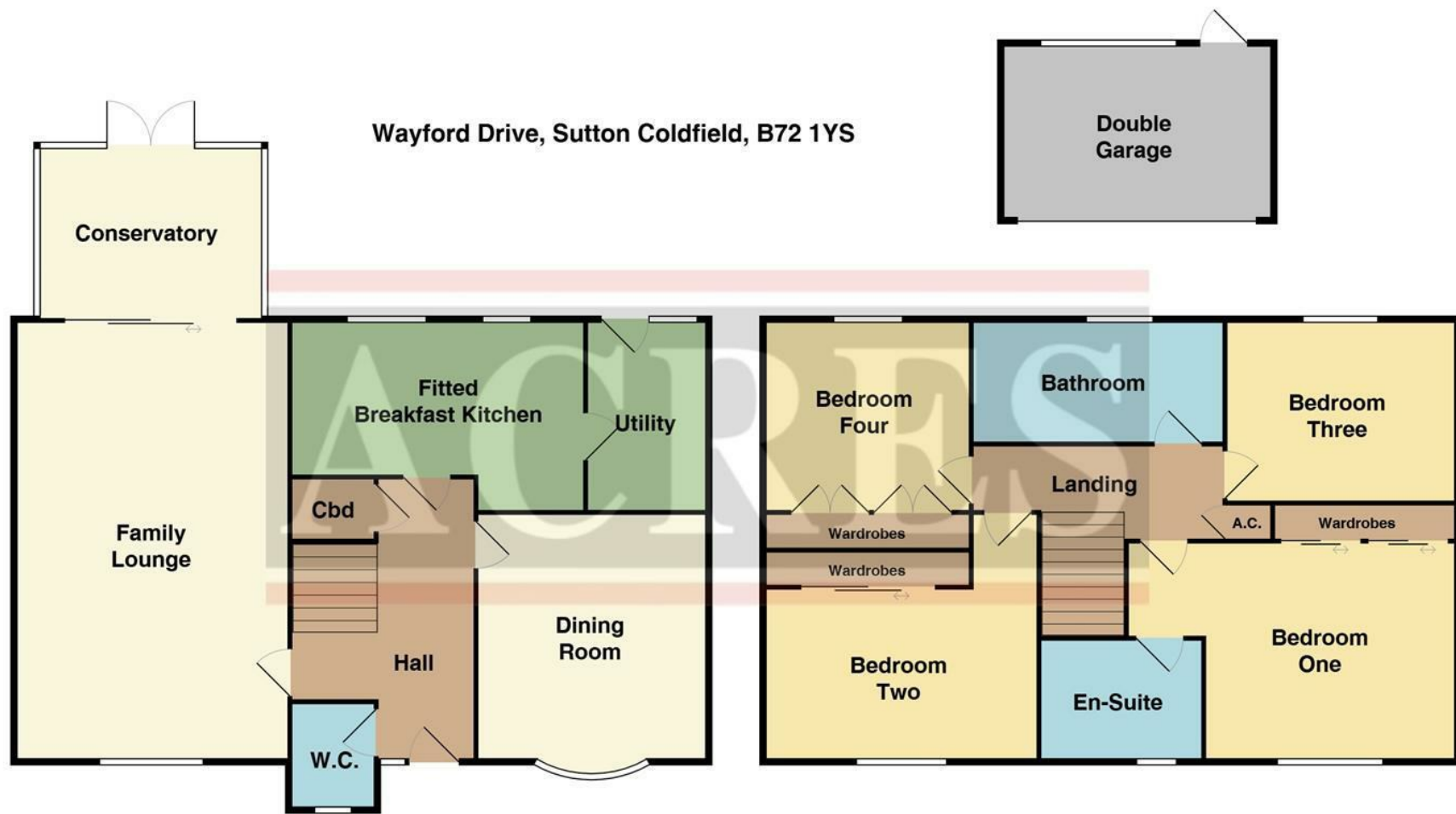


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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.