ACRES

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

- NO ONWARD CHAIN
- Four bedroomed, detached family home
- Master with en-suite shower room
- Primary family bathroom
- Spacious lounge through rear dining room
- Fitted kitchen and extended kitchen/utility
- Large store room and office/study
- Guest cloakroom/WC
- Multivehicle drive with EV charging
- Private and mature rear garden

SHRUBBERY CLOSE, SUTTON COLDFIELD, B76 1WE - OFFERS OVER £485,000

Offered with no onward chain, this substantial four-bedroomed detached freehold family home provides generous and versatile accommodation throughout, together with excellent scope for personalisation to suit individual tastes and requirements. Ideally positioned between Wylde Green and Walmley, the property enjoys convenient access to a wide range of local amenities including daily essential shopping, pharmacies, cafés, restaurants and further facilities. Readily available bus services provide excellent connections to surrounding towns and Birmingham City Centre, making the location highly desirable for families and commuters alike. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a welcoming entrance hall, spacious family lounge with bay window to the fore, rear dining room and an impressive fitted kitchen opening into a utility/secondary kitchen area. A large storage room leads through to a useful office/study, while a guest cloakroom/W.C. completes the ground floor accommodation. To the first floor are four well-proportioned bedrooms, with the principal bedroom benefitting from a private en-suite shower room. A renewed family bathroom serves the remaining bedrooms and completes the internal accommodation. Externally, the home is approached via a block paved driveway providing ample off-road parking and featuring an EV charging point. To the rear, a lawned garden offers excellent outdoor space for families, complemented by a paved patio area ideal for dining, entertaining and relaxing during the warmer months. Offering spacious accommodation, flexible living arrangements and excellent potential in a highly convenient location, this impressive family home can only be fully appreciated through internal inspection, which is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicular block paved drive with lawn and shrubs to perimeters, a Zaptec EV charging point is provided with access being given into the home via a PVC double glazed obscured composite door into:

ENTRANCE HALL: Doors open to a family lounge and guest cloakroom / WC, radiator, stairs off to first floor.

FAMILY LOUNGE: 16'05 (into bay) x 13'11 max / 13'00 min: PVC double glazed leaded bay window to fore, space for complete lounge suite, radiator, gas coal-effect fire set upon a granite hearth having matching surround and mantel over, door to entrance hall and access is provided into:

REAR DINING ROOM: 11'03 x 9'02: PVC double glazed patio doors open to rear garden, space for dining table and chairs, radiator, access is provided back to lounge and a door opens to:

BREAKFAST KITCHEN / UTILITY:
BREAKFAST KITCHEN: 11'02 x 7'02: PVC double glazed leaded windows to rear, matching wall and base units with recesses for dishwasher and oven, roll edged work surface with sink drainer unit, radiator, tiled splashbacks, door back to dining room and access is provided to:
UTILITY: 16'02 (through kitchen and utility) x 8'05 max / 8'02 min: PVC double glazed leaded windows and door open to rear garden, matching wall and base units with integrated fridge / freezer, recesses for washing machine and dryer, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, radiator, access is provided back to kitchen and a door opens to:

STORAGE ROOM: 8'05 x 7'06: Matching wall and base units with recess for free-standing fridge / freezer, door opens back to utility / kitchen and access is provided to:

OFFICE / STUDY: 8'10 x 8'05: Space is provided for office furniture or studying area, electric radiator, access is provided back to storage room.

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

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

BEDROOM ONE: 12'01 x 11'05: PVC double glazed leaded windows to rear, space for double bed and complementing suite, fitted wardrobes, radiator, door to landing and door to:
ENSUITE SHOWER ROOM: PVC double glazed obscure leaded window to rear, suite comprising floating vanity wash hand basin, low level WC and step-in shower with glazed splash screen doors, tiled splashbacks, radiator, door back to bedroom.

BEDROOM TWO: 14'02 x 8'04: PVC double glazed leaded windows to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM THREE: 11'02 x 8'07: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 10'11 x 7'08: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure leaded window to rear, suite comprising P-shaped bath with glazed splash screen door to side, low level WC and floating vanity wash hand basin, tiled splashbacks, ladder style radiators, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, timber fencing together with shrubs and bushes line and privatise the property's perimeter with access being given back into the home via doors to utility / kitchen and to dining room.

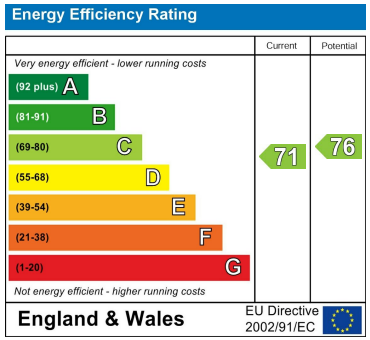
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

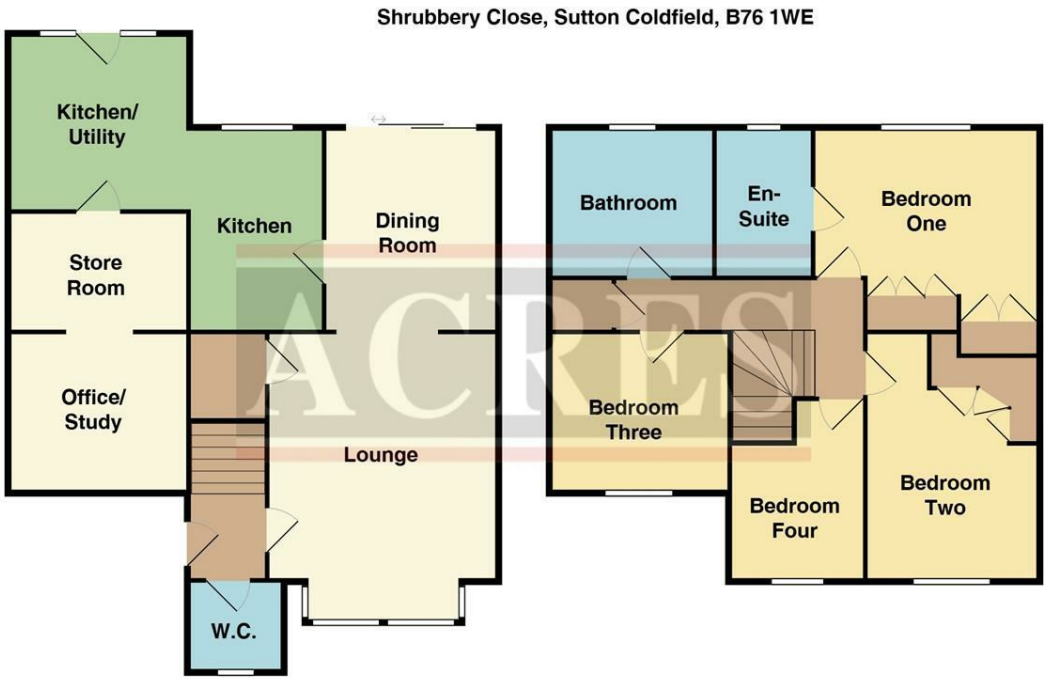
The Property Ombudsman

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 : F COUNCIL : Birmingham City Council

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.