

# ACRES

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



- Four bedroomed, detached home
- En-suite to master bedroom
- Family bathroom
- Delightful family lounge
- Fitted breakfast kitchen & dining room
- Impressive rear conservatory
- Appealing side utility
- Guest cloakroom/WC & garage
- Driveway to fore
- Private and mature rear garden



**GLENFIELD CLOSE, NEW HALL, B76 1LD - OFFERS AROUND £490,000**

A superb opportunity to acquire a four-bedroomed, detached and freehold family residence, ideally positioned on a highly sought-after development within Sutton Coldfield. Offering excellent scope for personalisation whilst remaining perfectly ready for immediate occupation, this lovely home combines generous room proportions with warm, neutral décor throughout, ensuring appeal for a broad range of prospective purchasers. Well-regarded schools, everyday shopping facilities and amenities are within comfortable walking distance, with further comprehensive options easily accessed via the numerous readily-available bus services leading onto Sir Alfred's Way and beyond. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation briefly comprises: welcoming entrance hall, guest cloakroom / WC, a comfortable family lounge and an open plan fitted breakfast kitchen flowing naturally into the dining area. A rear conservatory offers an additional versatile living space, whilst a dedicated utility room completes the ground floor. To the first floor are four well-proportioned bedrooms, the principal benefitting from its own ensuite shower room, with a modern family bathroom servicing the remaining rooms. Externally, the home is approached via a tarmac driveway accompanied by lawned fore garden, together with access to a single garage. To the rear sits an attractive and private garden, laid mainly to lawn with mature shrubs and bushes providing a charming backdrop and defined boundary. To fully appreciate the size, setting and exciting potential this delightful property provides, internal inspection is highly encouraged. EPC Rating D.

Set back from the road behind a tarmac multi vehicular drive with lawn and mature shrubs and bushes to perimeters, access is gained into the accommodation via a PVC double glazed obscure door into:

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

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

**FAMILY LOUNGE:** 16'03 x 14'02: PVC double glazed box bow window to fore, space for complete lounge suite, radiator, door back to entrance hall and door to:

**FITTED BREAKFAST KITCHEN:** 17'05 x 10'01: PVC double glazed window to rear, matching wall and base units with recesses for dishwasher and separate fridge and freezer, integrated oven and grill, edged work surface with four ring gas hob and stainless steel sink drainer unit, tiled splashbacks, radiator, space for dining table and chairs, doors open to utility, under-stairs pantry and lounge, glazed double doors open to:

**CONSERVATORY:** 9'11 x 8'06: PVC double glazed windows and doors open to rear garden, space for garden furniture, glazed double doors open back to fitted breakfast kitchen / dining room.

**UTILITY:** 9'11 x 7'05: PVC double glazed window to rear with obscure door to side, matching wall and base units with recesses for washing machine, edged work surface with stainless steel sink drainer unit, tiled splashbacks, radiator, doors to garage and back to fitted breakfast kitchen / dining room.

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

**BEDROOM ONE:** 14'10 x 10'08: PVC double glazed window to rear and obscure window to side, space for double bed and complementing suite, radiator, door to landing and door to:

**ENSUITE SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising shower with glazed splash screen, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to bedroom.

**BEDROOM TWO:** 12'10 x 7'06: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 9'11 x 8'02: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

**BEDROOM FOUR:** 9'00 x 7'02: PVC double glazed window to fore, space for bed and complementing suite, radiator, built-in wardrobe, door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising bath with splash screen door to side, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, 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 with access being given back into the home via doors to conservatory and to utility.

**GARAGE:** 18'01 x 7'00: (please check suitability for your own vehicle use): Up and over garage door to fore, an internal door opens to utility.



**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)

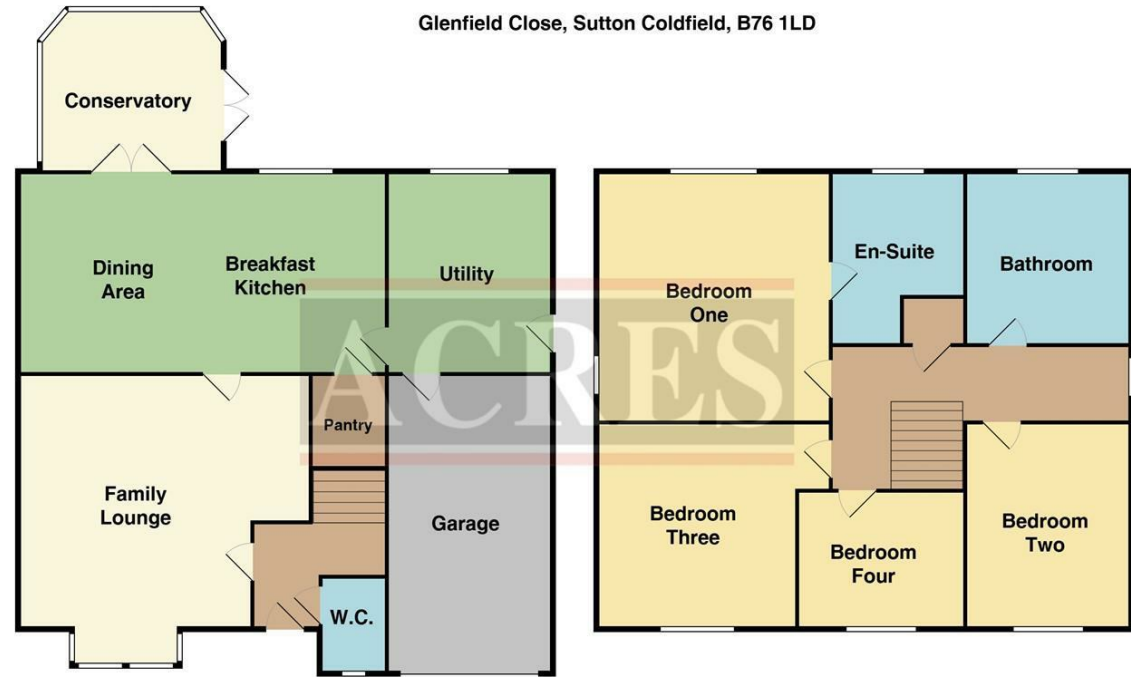
**COUNCIL TAX BAND:** D    **COUNCIL:** Birmingham City Council

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Glenfield Close, Sutton Coldfield, B76 1LD



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.