# ACRES

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



- Five bedroomed, detached family home
- Well-appointed, comprehensive bathroom
- Substantial dual aspect lounge
- Appealing side office/study
- Attractive fitted kitchen through separate utility
- Delightful dining room with bay window
- Guest cloakroom/WC
- Sizeable garage with up and over door
- Multivehicular drive to fore
- Low maintenance rear garden





*OAK FARM CLOSE, WALMLEY, B76 1PJ - ASKING PRICE £550,000*

Nestled within the sought-after Oak 'n' Ash estate in Walmley, this impressive, five-bedroomed detached family home enjoys a generous and enviable plot, offering both space and style in an ideal suburban setting. Perfectly positioned for modern family living, the property is within walking distance of essential shopping amenities and facilities, ensuring convenience at every turn. Families will appreciate the proximity to well-regarded schooling options, providing excellent educational opportunities for children of all ages. For those commuting or exploring nearby areas, a host of bus services are readily available directly adjacent to the home and along Walmley High Street, offering seamless access to surrounding town centres, including Sutton Coldfield, Wylde Green, and Birmingham city centre. Adding to the appeal, open green spaces opposite the home create a tranquil backdrop, perfect for relaxation or outdoor activities. Combining its prime location with abundant living space, this home represents an exceptional opportunity for families seeking a premium lifestyle in Walmley. Benefitting from gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: deep entrance hall, dual aspect and considerable family lounge leading to side office/study, attractive dining room, fitted kitchen through utility and a guest cloakroom/WC complete the ground floor accommodation. To the first floor, five well-proportioned bedrooms are offered, with the master being approached by an internal hall/walk way, a fully comprehensive bathroom services all bedrooms. Externally, a multivehicular block paved drive leads to the home behind mature, well-tended lawns and bushes, access is given into a large garage via up and over door, to the rear, paving advances to lawn with a variety of timber and brick-lined perimeters. To fully appreciate the home on offer, we highly recommend internal inspection. Council Tax Band E, EPC Rating C.

Set back from the road behind a multi vehicular block paved drive with tree-lined and lawned borders, access is gained into the accommodation via a PVC double glazed obscure door into:

DEEP ENTRANCE HALL:
Doors radiate to a breakfast kitchen, guest cloakroom / WC, understairs storage and family lounge, access is given to dining room, stairs off to first floor.

FAMILY LOUNGE: 20'1 x 11'5:
PVC double glazed bow window to fore, further PVC double glazed sliding patio doors open to rear garden and to office / study, gas coal-effect fire set upon a tiled hearth having brick surround and tiled mantel over, radiator, door back to entrance hall.

OFFICE / STUDY: 18'7 x 5'4:
PVC double glazed windows to fore, French doors open to rear, radiator, PVC double glazed sliding patio doors open back to family lounge.

GUEST CLOAKROOM / WC:
PVC double glazed obscure window to boot room, low level WC and vanity wash hand basin, door back to entrance hall.

DINING ROOM: 11'2 (into bay) x 9'8 max / 8'9 min:
PVC double glazed bay window to rear, radiator, space for dining table, access is given back to hall.

FITTED KITCHEN: 10'6 x 9'8:
PVC double glazed window to rear, matching wall and base units with recesses for fridge / freezer and free-standing gas Rangemaster with extractor canopy over, integrated dishwasher, roll edged work surfaces with one and a half stainless steel sink drainer unit, tiled splashbacks and flooring, radiator, door opens back to entrance hall and access is provided into:

UTILITY: 12'6 x 3'7:
PVC double glazed obscure doors to rear and to boot room, matching wall and base units with recesses for washing machine and dryer, radiator, tiled flooring, access is given back to kitchen, door to garage.

STAIRS & LANDING:
Return stairs lead to the first floor, PVC double glazed obscure windows to rear, doors open to five bedrooms and a family bathroom.

BEDROOM ONE: 21'2 (into door recess and walkway) x 15'2 max / 11'2 min:
PVC double glazed dual-aspect windows to fore and to side, radiator, space for double bed and complimenting bedroom suite, entrance walkway provides door back to landing, a secondary door also opens to Bedroom Five.

BEDROOM TWO: 11'8 x 8'6:
PVC double glazed window to rear, built-in sliding mirrored wardrobes, space for double bed, radiator, door back to landing.

BEDROOM THREE: 11'8 x 9'0:
PVC double glazed window to rear, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM FOUR: 10'0 x 7'9:
PVC double glazed windows to rear, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM FIVE: 9'0 x 7'0:
PVD double glazed window to fore, radiator, space for single bed, door back to landing and door to Bedroom One.

FAMILY BATHROOM:
PVC double glazed obscure window to side, suite comprising bath, shower cubicle with glazed splash screen door, low level WC, bidet and vanity wash hand basin, radiator, tiled splashbacks, door opens to storage / airing cupboard and door back to landing.

REAR GARDEN:
A paved patio advances from the accommodation and leads to lawn, timber and brick-lined perimeters privatise the accommodation with access being gained back into the home via sliding patio doors to lounge and office / study as well as side PVC double glazed obscure door to utility.

GARAGE: 15'8 x 13'8: (please check suitability for your own vehicle use):
Door opens to utility, up and over garage door to fore.















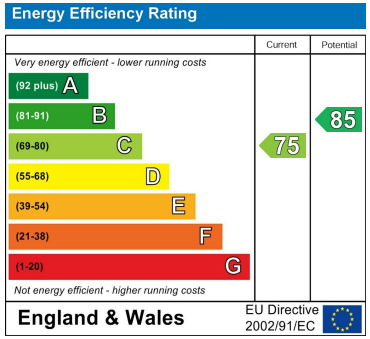
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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)

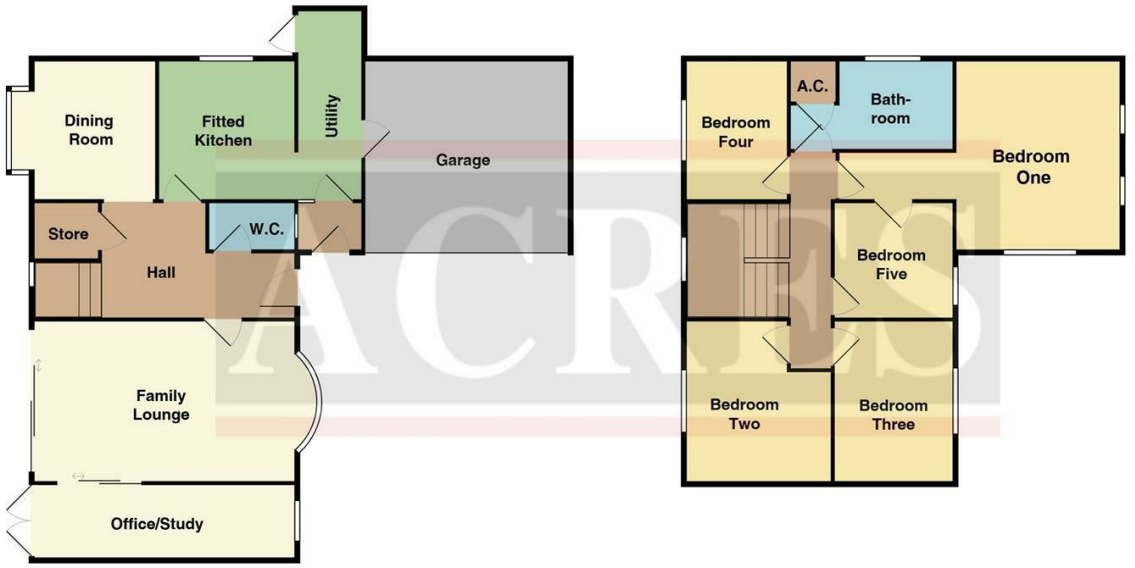
COUNCIL TAX BAND: E COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888






Oak Farm Close, Sutton Coldfield, B76 1PJ




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

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