



Greenacres,
Sutton Coldfield, B76 1DN

Offers in Excess of £425,000

CORNER PLOT | DETACHED FAMILY HOME | DOUBLE GARAGE

Situated in a peaceful and sought-after cul de sac in Walmley, this attractive three-bedroom home enjoys a tranquil setting with scenic views with a sweeping corner plot positioning. The area is popular with families, thanks to its excellent proximity to a variety of reputable schools, including The Deanery, The Shrubbery, Bishop Walsh, Holy Cross, Walmley Primary, Bishop Vesey's Grammar, Sutton Coldfield Grammar for Girls, and Highclare School.

Nature lovers will appreciate the home's closeness to New Hall Valley Country Park, a beautifully preserved 198-acre greenbelt area rich in wildlife and historic landmarks. The park features wetland meadows, the Plants Brook stream, and notable heritage buildings such as a functioning 17th-century corn mill and the medieval New Hall Hotel.

Local day-to-day amenities are readily available in Walmley, while more extensive shopping, dining, and leisure facilities can be found in Sutton Coldfield and central Birmingham.

Upon entering the property, you're welcomed into a bright and inviting hallway with a guest cloakroom conveniently positioned to the side. Stairs rise to the upper floor from this central space. To the front, the sitting room is filled with natural light from a wide window and centres around an elegant fireplace. This leads into a well-proportioned dining room, ideal for hosting family gatherings. From here, double doors open into a conservatory, complete with classic tiling and year-round garden views. The kitchen is fitted with a practical range of wall and base units, complemented by a pantry and integrated appliances including a fridge, freezer, oven, microwave, and gas hob with extractor. Plumbing is available for both a washing machine and a tumble dryer, ensuring the space is fully functional for everyday use.

Upstairs, the landing offers additional storage and access to three bedrooms and the family bathroom. The main bedroom at the front features fitted wardrobes and a private en-suite shower room with WC and basin. The second and third bedrooms overlook the rear garden and are perfect for children, visitors, or as home office spaces. The family bathroom is neatly fitted and provides all essentials for modern family living.

The private rear garden is ideal for outdoor living, with a spacious patio perfect for entertaining or dining outside. A well-kept lawn is surrounded by mature shrubs, adding visual interest and privacy. A rear gate provides convenient access to the driveway and detached double garage, which includes overhead storage and has potential for future conversion if desired. The front of the property features a well-manicured lawn and a winding path leading to the entrance, creating an attractive and welcoming exterior.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Drawing Room 14' 6" x 12' 6" (4.42m x 3.81m)

Dining Room 9' 10" x 8' 10" (2.99m x 2.69m)

Kitchen 10' 0" x 9' 7" (3.05m x 2.92m)

Conservatory 10' 2" x 8' 4" (3.10m x 2.54m)

W.C

Bedroom 1 10' 11" x 10' 4" (3.32m x 3.15m)

En-suite 7' 6" x 5' 5" (2.28m x 1.65m)

Bedroom 2 10' 4" x 10' 0" (3.15m x 3.05m)

Bedroom 3 8' 10" x 6' 11" (2.69m x 2.11m)

Shower Room 7' 6" x 6' 0" (2.28m x 1.83m)

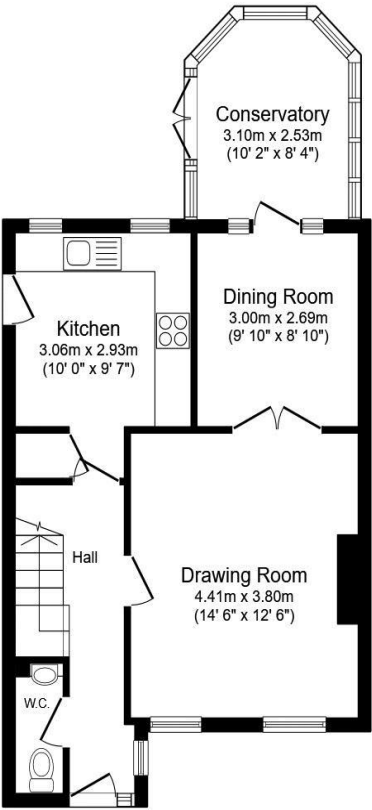
Double Garage



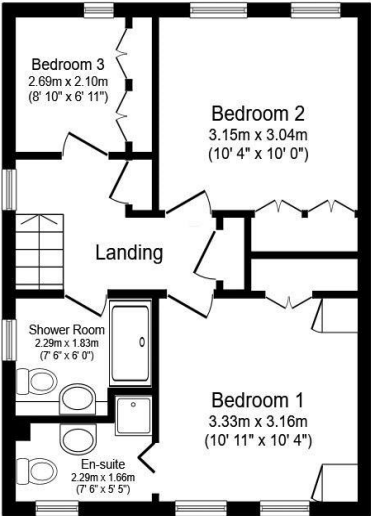


Floor Plan

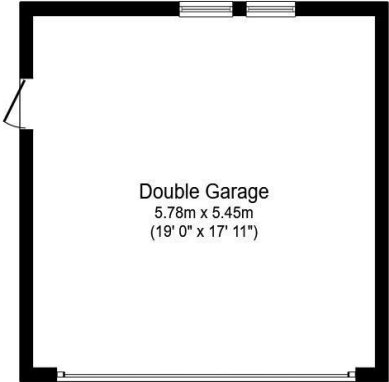
This floor plan is not drawn to scale and is for illustration purposes only



Ground Floor
Floor area 53.2 sq.m. (572 sq.ft.)



First Floor
Floor area 42.9 sq.m. (462 sq.ft.)



Garage
Floor area 31.2 sq.m. (336 sq.ft.)

Total floor area: 127.3 sq.m. (1,371 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: