ACRES

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



- *HUGE PLOT*
- Four superior, double bedrooms
- Master with en-suite shower room
- Delightful family bathroom & separate shower room
- Superb lounge with bifolding doors to garden
- Boutique style fitted breakfast kitchen & dining
- Study/office & executive style entrance hall
- Considerable drive with lawn & single garage
- Sweeping rear garden with vast scope & potential
- OPPORTUNITY FOR EXTENSION (STPP)





HOLIFAST ROAD, SUTTON COLDFIELD, B72 1AF - O.I.R.O £540,000

NO ONWARD CHAIN! Occupying an enviable corner plot in the heart of Sutton Coldfield, this superbly presented & vastly deceptive, four-bedroomed, detached dormer bungalow offers exceptional versatility, impressive proportions & outstanding future potential. Freehold & thoughtfully maintained throughout its tenure, the property reflects the meticulous care & attention of its current owners, creating a home that is both striking in appearance & wonderfully inviting once inside. Ideally positioned within walking distance of the excellent amenities found in both Walmley & Wylde Green, the home enjoys convenient access to shopping facilities. Readily available bus services provide straightforward commuting throughout the surrounding areas, while well-regarded schooling for all ages further enhances the property's appeal for families. Benefitting from gas central heating & PVC double glazing (both where specified), the accommodation begins with an executive-style entrance hall that immediately sets the tone for the quality & space within. A boutique-style breakfast kitchen offers an impressive focal point, complete with space for dining & ideal for both everyday life & entertaining. A warming family lounge enjoys bifolding doors opening onto the garden, creating a seamless connection between indoor and outdoor living, while a cleverly designed office or study provides practical workspace. The ground floor offers two generous double bedrooms, with the principal bedroom benefitting from its own en-suite shower room, while a stylish family bathroom services the remaining areas. A striking architectural feature awaits upstairs, where return stairs rise past a beautifully curved wall leading to two further double bedrooms & a tasteful shower room, offering flexible living arrangements for guests or growing families. Externally, the property continues to impress. A multi-vehicle driveway is framed by lawn & mature shrubs, offering considerable scope for extension or redevelopment (stpp). Traditional split garage doors open into a single garage, while the substantial rear garden wraps around the property, extending towards a desirable south-easterly aspect & presenting exciting opportunities for further development or landscaping. A home of this calibre, space and potential is rarely available, and internal inspection is highly recommended to fully appreciate all that is on offer. EPC C.

Set back from the road behind a metal vehicle together with side pedestrian gate, a substantial, tarmac drive with lawn to side and well-tended shrubs and bushes to perimeters, additional opportunity is provided to extend parking space with access being given to a single garage, and into the home via a pvc double glazed obscure door to:

ENTRANCE HALL: Internal doors open to a family lounge, study/office, two double bedrooms and a family bathroom, a glazed obscure door leads to a fitted breakfast kitchen through dining, stairs off to first floor, radiator.

FAMILY LOUNGE: 15'10 X 12'06: Pvc double glazed bifolding doors open to the rear garden, space for complete lounge suite, stained glass oval window overlooks drive, wood burning stove set upon a hearth, radiator, door opens back to entrance hall.

FITTED BREAKFAST KITCHEN THROUGH DINING: 23'10 X 10'02: Pvc double glazed windows and doors to both rear garden and side access, matching wall and base units with recesses for American style fridge/freezer, integral double oven with varying functions and integral dishwasher, edged work surfaces to both walls and a kitchen island with one and a half sink drainer unit, four ring electric induction hob having extractor canopy over, tiled splashbacks, breakfast island providing seating for dining with further space being allocated for formal dining, a fitted storage unit offers recess for washing machine, radiator, glazed obscure door back to entrance hall.

OFFICE/STUDY: 7'06 X 3'01: Pvc double glazed obscure window to fore, space for studying desk, door opens back to entrance hall.

MASTER BEDROOM: 11'08 X 10'05: Pvc double glazed leaded window to fore with clear glazed window to side, space is provided for a double bed and complimenting suite, radiator, door opens back to entrance hall with further door to:

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, suite comprising corner shower with glazed splash screen doors, vanity wash hand basin and low level w.c., tiles splashbacks, radiator, door back to bedroom.

BEDROOM TWO: 13'08 X 10'01: Pvc double glazed leaded bow window overlooking drive with further window to fore, space for double bed and complimenting suite, radiator, door opens back to entrance hall.

FAMILY BATHROOM: Pvc double glazed obscure window to side, suite comprising bath, vanity wash hand basin and low level w.c., radiator, tiled splashbacks, door back to entrance hall.

STAIRS AND LANDING: Pvc double glazed leaded dormer style window to fore, return stairs past a feature curving wall lead to the first floor, doors open to two further double bedrooms and a glazed door to shower room.

BEDROOM THREE: 11'02 X 10'07 (13'10 TO EAVES): VELUX skylight opens to fore, space is provided for a double bed and complimenting suite, radiator, doors open to three separate eaves storage areas, door back to landing.

BEDROOM FOUR: 11'04 X 10'07 (13'02 TO EAVES): VELUX skylight opens to rear, space is provided for a double bed and complimenting suite, radiator, doors open to eaves storage and full loft space extending over the lounge, door back to landing.

SHOWER ROOM: VELUX skylight opens to side, suite comprising an impressively crafted walk-in shower with glazed door and side window, low level w.c. and pedestal wash hand basin, ladder style radiator, tiled splashbacks, glazed obscure door opens back to landing.

REAR GARDEN: Incredibly proposed and offering superb potential, laid mainly to lawn with delightfully maintained borders, that not only privatise the accommodation but also provide beautiful scenery, an initial patio area provides space for seating and relaxation, the garden sweeps round the home and presents ideal space for extension (stpp), access is also provided to a green house and multiple store areas.

SINGLE GARAGE: (Please check suitability for your own vehicle): 50/50 split garage doors open to front drive.





















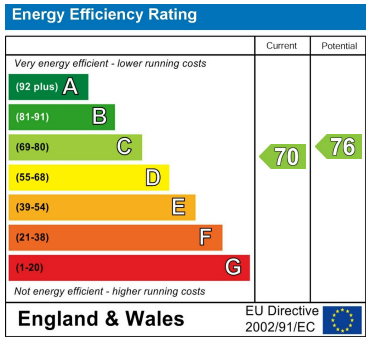
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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

VIEWING: Highly recommended via Acres on 0121 313 2888





Holifast Road, Sutton Coldfield, B72 1AF



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.