ACRES

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

- Six bedroomed, detached family home
- Master with walk-in and en-suite bathroom
- Family bathroom
- Impressive lounge
- Dedicated rear dining room & rear conservatory
- Fitted breakfast kitchen
- Downstairs sixth bedroom with en-suite
- Inner hall/utility, garage and guest cloakroom/WC
- Superb, considerable plot size
- Parking with front & rear gardens

NEWMARSH ROAD, MINWORTH, B76 1XW - O.I.R.O £600,000

Superbly re-modernised throughout, this exceptional freehold and detached family home occupies a desirable position bordering Walmley and Minworth, offering generous proportions and versatile accommodation ideal for modern family living. The property is within walking distance of well-regarded schooling, a public park to the rear of the home and a host of extensive amenities, with readily available bus services providing ease of commute throughout the local area and beyond. Excellent major road links also offer convenient access to surrounding towns and cities. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises: entrance hall, substantial family lounge, dedicated dining room, rear conservatory, fitted breakfast kitchen, inner hall/utility, downstairs sixth bedroom with en-suite shower room and bi-folding doors, and a guest cloakroom. To the first floor are five further double bedrooms, with the master enjoying a walk-in wardrobe and superior en-suite bathroom, alongside a further family bathroom that services all remaining bedrooms. Externally, the property is approached via a block-paved driveway with lawn to both sides, indeed highlighting plot size whilst leading to a larger-than-average single garage. The rear garden is predominantly paved, with mature shrubs and established bushes lining the borders. Offering exceptional space, versatility and a highly convenient location, an internal inspection is strongly recommended to fully appreciate this impressive family home. EPC Rating C.

Set back from the road behind a multi vehicle block paved drive with lawns to either side, access is gained into the accommodation via a PVC double glazed obscure leaded door into:

ENTRANCE HALL: Doors open to a family lounge, fitted breakfast kitchen, guest cloakroom / WC and understairs storage, radiator, stairs off to first floor

FAMILY LOUNGE: 18'04 (into bay) x 16'03 max / 11'09 min: PVC double glazed bay window to fore, space for complete lounge suite, radiator, door back to entrance hall and door opens to:

REAR DINING ROOM: 11'06 x 10'02: PVC double glazed patio doors open to rear conservatory, space for dining table and chairs, radiator, door back to lounge and further door to breakfast kitchen.

REAR CONSERVATORY: 9'02 x 8'07: PVC double glazed windows and French doors open to rear garden, space for dining suite or lounge suite, electrical outlets provided, sliding patio doors back to dining room.

BREAKFAST KITCHEN: 15'11 x 9'05: PVC double glazed windows to rear, matching wall and base units with integral dishwasher and oven having grill over, roll edged work surface with sink drainer unit, tiled splashbacks, electric hob having extractor canopy over, radiator, door back to entrance hall and to dining room, a further door opens to:

INNER HALL / UTILITY: 5'06 x 5'00: Space is provided for an American-style fridge / freezer, a PVC door opens to a single and half garage, door to bedroom six and door back to breakfast kitchen.

BEDROOM SIX: 12'03 x 8'03: PVC double glazed bi-folding doors open to rear garden, space for double bed and complementing suite, radiator, door back to inner hall / utility and a bi-folding door opens to:
ENSUITE SHOWER ROOM: Suite comprising step-in shower cubicle with glazed sliding splash screen door, low level WC and vanity wash hand basin, panelled splashbacks, bi-folding door back to bedroom.

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

STAIRS & LANDING TO FIRST FLOOR: A generous landing space provides doors to five bedrooms, a family bathroom and storage cupboard.

BEDROOM ONE: 19'02 x 12'02 max / 12'02 min: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing and further doors to a fully comprehensive ensuite bathroom and walk-in wardrobe.
FULLY COMPREHENSIVE ENSUITE BATHROOM: 12'02 x 8'09: PVC double glazed obscure windows to rear, suite comprising free-standing bath, walk-in shower cubicle with glazed splash screen doors, his & hers wash hand basins and low level WC, radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 12'09 x 10'00: PVC double glazed windows to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 10'06 x 10'02: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 9'07 x 7'03: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FIVE: 9'08 x 7'00: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising P-shaped bath with glazed splash screen door, low level WC and vanity wash hand basin, tiled splashbacks, radiator, 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 border with access being given down to the side of the home to a side storage space and further access back to front of property.

GARAGE: 18'08 x 11'09: (please check suitability for your own vehicle use): Recesses and plumbing is provided for washing machine, dryer and fridge / freezer, up and over garage door to fore, door back to inner hall / utility.

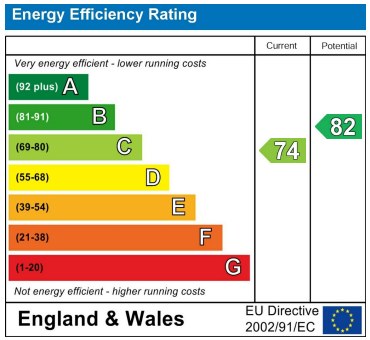
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

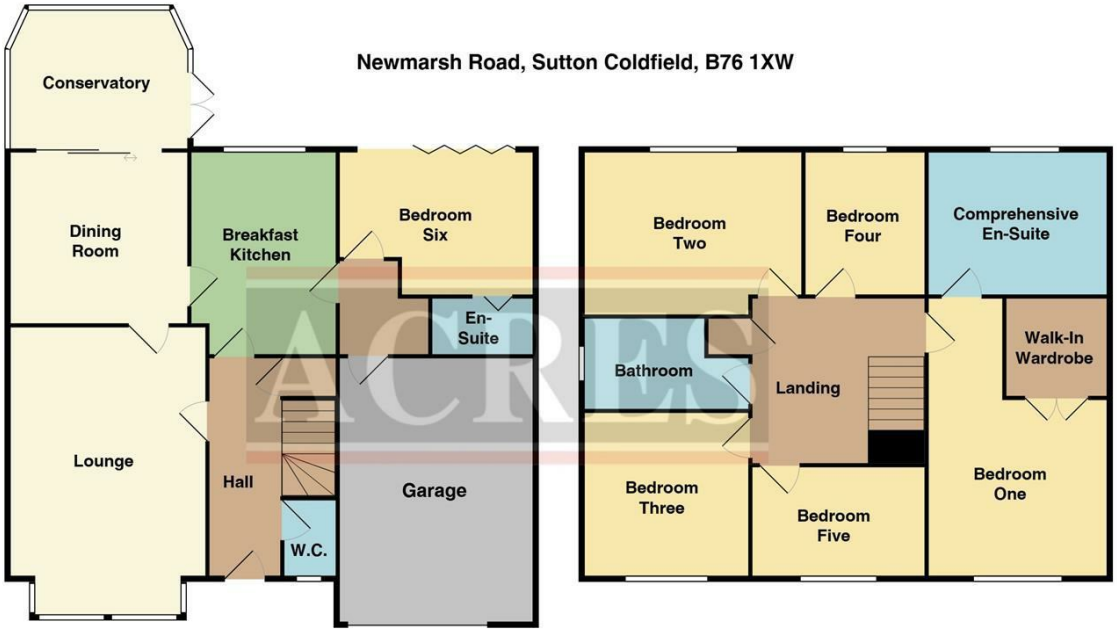
The Property Ombudsman

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





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.