

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Detached, extended and converted home
- Four double bedrooms
- Master with en-suite bathroom
- Well-appointed shower room
- Dual-aspect lounge
- Dining room & huge snug
- Superb fitted breakfast kitchen & utility
- Immaculately presented throughout
- Multivehicle drive to fore
- Private & impressive rear garden



***ASHFERN DRIVE, WALMLEY, B76 1JD - OFFERS IN EXCESS OF £600,000***

Occupying an enviable position at the head of Ashfern Drive, this superbly extended & converted four-bedroom detached freehold family home enjoys exceptional privacy, a substantial plot & beautifully maintained surroundings, whilst being within walking distance of extensive amenities & facilities in the heart of Walmley. Walmley High Street offers an excellent selection of cafés, restaurants, daily essential shopping facilities & pharmacies, whilst readily-available bus services provide convenient transport links throughout the local area & beyond. A number of highly regarded schools are also situated nearby, making this an ideal home for growing families. Benefitting from gas central heating & PVC double glazing (both where specified), the spacious & versatile accommodation briefly comprises a deep & welcoming entrance hall, a generous dual-aspect family lounge & an impressive extended fitted breakfast kitchen, thoughtfully designed to provide an excellent social & family space. A separate utility room adds practicality, whilst the converted garage now offers a sizeable snug/family room as well as separate dining room. A guest cloakroom/WC & useful understairs storage complete the ground floor accommodation. To the 1st floor, four well-proportioned double bedrooms provide excellent family living space. The principal bedroom benefits from a private en-suite bathroom, whilst a well-appointed shower room serves the remaining bedrooms. Externally, the property is approached via a multi-vehicle driveway with a lawned area to the side, creating an attractive frontage. The rear garden has been meticulously maintained & features a variety of seating, dining & entertaining areas, complemented by beautifully stocked borders that provide colour, privacy & interest throughout the seasons. Offering spacious accommodation, a highly desirable location & exceptional family living, early internal inspection of this outstanding home is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicular block paved drive with lawn to side, access is gained into the accommodation via a PVC double glazed obscure composite door with window to side, into:

**ENTRANCE HALL:** Doors open to a dining room, dual-aspect family lounge, a superb fitted breakfast kitchen and to under stairs storage, radiator, stairs off to first floor.

**FAMILY LOUNGE:** 21'02 x 11'10: PVC double glazed patio doors to rear having bow window to fore, space for complete lounge suite, gas coal effect fire set upon a granite hearth having matching surround and contrasting mantel over, radiators, door back to entrance hall.

**DINING ROOM:** 9'11 x 8'11: PVC double glazed window to fore, space for dining table and chairs, radiator, door back to entrance hall.

**GUEST CLOAKROOM / WC:** Suite comprising low level WC and vanity wash hand basin, tiled splashbacks, door back to entrance hall.

**SUPERB FITTED BREAKFAST KITCHEN:** 28'06 x 16'11: PVC double glazed windows and bi-folding doors open to rear garden, skylights are provided over, matching wall and base units with integrated grill having plate-warming drawer below and oven, as well as an integral fridge / freezer, edged work surface with one and a half stainless steel integral sink unit having draining grooves cut to side and mixer tap over, matching upstands, a central kitchen island provides electric hob having extractor canopy over, vertical radiator, space for lounging suite, tiled flooring, door to entrance hall and doors to utility and snug.

**UTILITY:** 6'00 x 5'07: Space for washing machine and dryer beneath work surface, tiled flooring, door back to kitchen.

**SNUG:** 12'08 x 11'08: PVC double glazed window to fore, space for complete lounge suite, radiator, door back to entrance hall.

**STAIRS & LANDING TO FIRST FLOOR:** Doors open to four bedrooms, a family shower room and cupboard.

**BEDROOM ONE:** 12'02 x 11'00: PVC double glazed window to fore, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door to landing and door to:  
**ENSUITE BATHROOM:** PVC double glazed obscure window to fore, suite comprising bath, low level WC and vanity wash hand basin, tiled splashbacks, radiator, door back to bedroom.

**BEDROOM TWO:** 11'08 x 11'00: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 9'11 x 8'10: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM FOUR:** 8'05 x 8'01: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**FAMILY SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising walk-in shower with splash screen to side, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks and flooring, door back to landing.

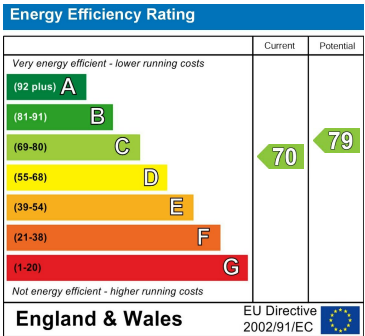
**REAR GARDEN:** A renewed paved patio advances from the accommodation and leads to lawn, mature shrubs and well-tended bushes line and privatise the property's border with access being given back into the home via doors to breakfast kitchen and lounge.



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



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.