



Shrubbery Close, Walmley  
Sutton Coldfield, B76 1WE

Offers in Excess of £400,000

# Walmley

Offers in Excess of £400,000



It is a delight to offer to market this superb property that is beautifully located in a small popular residential location close to amenities both in Walmley and Wylde Green. The interiors offer an entrance hall, guests cloakroom, stylish light and airy living room, fitted kitchen and communicating dining room ideal for family meals and entertaining. To the first floor is a master bedroom with en-suite, two further excellent bedrooms and a family bathroom. Outside is a fore garden offering parking space and access to the garage. To the rear is a well maintained private garden with lovely open views. Offering no upward chain this could be a lovely family home. Call 0121 351 4000 to book a viewing.





## Property Specification

OPEN VIEWS TO REAR  
REFURBISHED EN-SUITE TO MASTER BEDROOM  
REFURBISHED FAMILY BATHROOM  
REFURBISHED GUEST WC  
FITTED KITCHEN

### 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: 27th February 2026

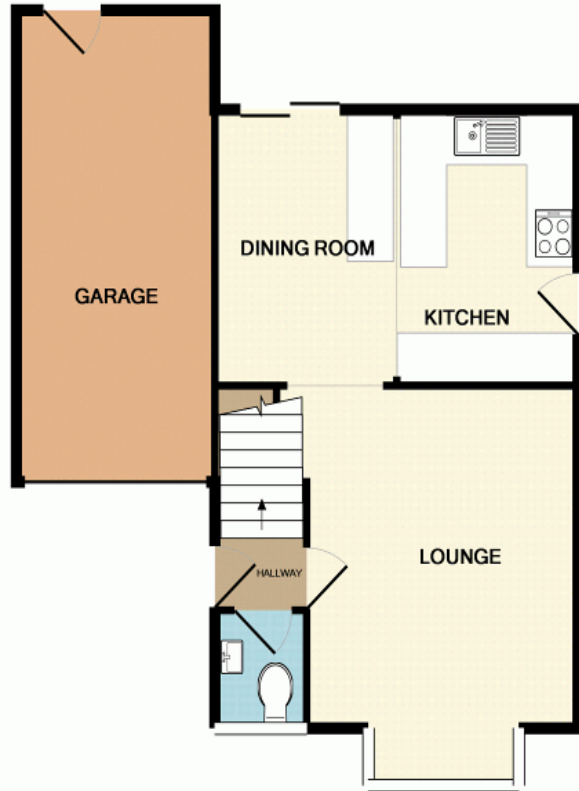
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

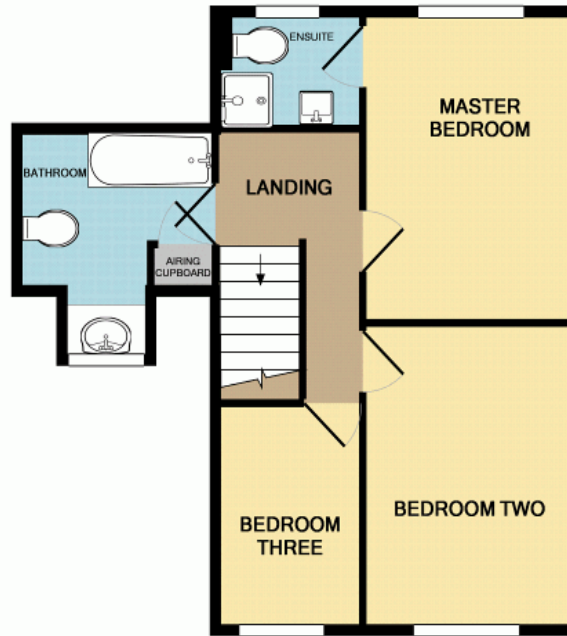
Services connected: Gas, Electric, Water, Drainage  
Council tax band: E  
Other Charges:

# Floor Plan

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



GROUND FLOOR



1ST FLOOR

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

