

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Modern-built four bed detached family home
- Master bedroom benefitting from ensuite shower room
- Impressive family shower room
- Considerable lounge through dining area
- Superb fitted breakfast kitchen
- Guest cloakroom / WC and integral garage
- Mature rear garden, perfect for socialising
- Delightful welcoming frontage



24 HOLLY CLOSE, WALMLEY, B76 2PD ~ Offers Over £450,000

Located within this charming estate in Walmley, this newly constructed four bed freehold and detached family home is ideal for those seeking spacious, comfortable and modern living. With its deceptive exterior and tasteful decor, which exudes throughout, the property is sure to captivate prospective buyers looking for a contemporary yet cosy place to call home. Set within a short walk to local essential amenities in Walmley, which include cafes, takeaways and a public house, the high street is a bustling social scene throughout the week, spilling into the weekend, perfect for families of all ages. Readily available bus services are obtainable in Walmley and give ease of access to surrounding towns and cities. Complimented by gas central heating and PVC double glazing (both where specified), the property briefly comprises: Entrance hall with doors to a guest cloakroom / WC, and a sizeable family lounge through dining room, access is given from the dining room into a fitted breakfast kitchen having a superb arrangement of hi-gloss wall and base units with integrated appliances. To the first floor are four bedrooms, the master benefitting from a well-appointed ensuite shower room, bedrooms one to three boast built-in wardrobes. An impressive family shower room completes the first floor accommodation. Externally, a tarmac drive with well-tended bushes and lawn to side gives access into a single integral garage. To the rear, a lawned garden leads from patio having a further gravel seating area set behind sleeper retaining walls. To fully appreciate the accommodation on offer, its tasteful decor and living proportions, we highly recommend internal inspection. Council Tax Band E, EPC Rating D

Set back from the road behind a tarmac drive with mature shrubs and bushes to side, well-tended lawns give access to the accommodation via a PVC front door with canopy porch over, into:

ENTRANCE HALL: Radiator, doors lead to a sizeable family lounge through dining room and:

GUEST CLOAKROOM / WC: With vanity wash hand basin, low level WC, tiled splashbacks, door to hall

SUBSTANTIAL FAMILY LOUNGE: 17'0 x 10'1: PVC double glazed window to fore, living flame coal effect fire set upon a granite hearth having matching surround and wooden mantel over, radiator, door to understairs storage and to entrance hall, stairs off to first floor, access given into:

DINING ROOM: 10'1 x 8'10: PVC double glazed sliding patio doors to rear, radiator, space for dining table, access into lounge and door to:

SUPERB FITTED BREAKFAST KITCHEN: 10'11 x 8'10: PVC double glazed windows to rear having door to side, contrasting hi-gloss wall and base units with integrated dishwasher, washing machine, fridge / freezer and oven with grill over, edged work surfaces with four ring gas hob and extractor canopy over, stainless steel inset sink drainer unit, tiled splashbacks, door to dining room

STAIRS AND LANDING: Doors radiate to four bedrooms, shower room and airing cupboard, radiator

BEDROOM ONE: 15'5 x 8'10 (max): PVC double glazed windows to fore, built-in wardrobes, recess for door to landing, and door to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to fore, suite comprising low level WC, shower cubicle with glazed door and splash screen to side, vanity wash hand unit with bowl sink, roll-edged work surfaces to side, panelled and tiled splashbacks, door to bedroom

BEDROOM TWO: 10'5 x 8'10: PVC double glazed windows to rear, built-in wardrobes, radiator, door to landing

BEDROOM THREE: 8'10 x 8'9 (max): PVC double glazed window to rear, radiator, built-in wardrobes, door to landing

BEDROOM FOUR: 6'9 x 6'4 (max): PVC double glazed window to fore, radiator, door to landing

SHOWER ROOM: PVC double glazed obscure window to side, suite comprising walk-in shower with glazed splash screen to side, pedestal wash hand basin, low level WC, ladder style radiator, tiled splashbacks and floor, door to landing

REAR GARDEN: A paved patio leads from dining room and kitchen, giving access to well-tended lawn, well-stocked mature borders line the perimeters and give access to a gravelled seating area with sleeper retaining walls

GARAGE: [\(Please check the suitability for your own vehicle use\)](#)



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

TENURE: We have been informed by the vendors 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

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Holly Close, Sutton Coldfield, B76 2PD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.