

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Impeccable, four-bed detached family home
- Tasteful ensuite shower room to master
- Fitted wardrobes to all bedrooms
- Fully comprehensive family bathroom with underfloor heating
- Cosy and attractive lounge with box bay window to fore
- Sublime, open-plan, fitted breakfast kitchen through dining room
- Spacious rear conservatory
- Utility, double garage and guests cloakroom / WC
- Impressively landscaped rear garden
- Substantial tarmac drive



***5, THE BRAMBLES, WALMLEY, B76 1NF ~ OFFERS OVER £600,000***

Nestled within a sought-after location of Walmley, this exquisite four-bed, detached family home presents a harmonious blend of contemporary design and comfort, boasting superb, modern decor throughout, creating an atmosphere of elegance and style. Spacious living areas together with further opportunity for extension ensure complete customisation and personalisation to suit the needs of a prospective purchaser. The local area is complimented by its array of excellent educational opportunities for all ages; additionally comprehensive shopping facilities and amenities can be accessed via a short drive to Minworth, the Fort shopping park and Sutton Coldfield town centre. Benefitting from gas central heating and PVC double glazing (both where specified), further features include: underfloor heating to the main family bathroom, and a complete house alarm ensuring extra security. Briefly comprising; Porch, deep and welcoming entrance hall, having doors opening into an attractive guest cloakroom / WC; further doors lead to an appealing family lounge with box bay window to fore, glazed double doors open into a truly stunning, open-plan fitted breakfast kitchen through dining area having access into a side utility and bi-folding glazed doors open into a rear conservatory. To the first floor are four well-proportioned bedrooms, the master benefitting from a tastefully-designed ensuite shower room. Built-in wardrobes compliment all the bedrooms, providing much-needed space. The first floor accommodation is completed by an outstanding, fully comprehensive bathroom. Externally, block-paved edging to a front tarmac drive with mature shrubs and bushes to perimeter give access into the accommodation and lead to a double, electrically operated garage. To the rear, sleek and stylish paving extends to a lawned garden area, timber built fencing with raised borders and a further dining position line the property's boundary. To fully appreciate the magnificent accommodation on offer, its scope for further development, yet breathtaking interior standard, we highly recommend internal inspection. Council Tax Band F, EPC Rating D

Set back from the road behind a shared tarmac drive, block-paved edging leads to a considerable private drive, with mature shrubs and bushes to perimeter, access is gained into the accommodation via a PVC double glazed door with windows to side, into:

**PORCH:** Offering opportunity for storage, a timber-built door with glazed obscure windows to side gives access into:

**DEEP & WELCOMING ENTRANCE HALL:** Doors open to lounge, open-plan fitted breakfast kitchen through dining-room, and guest cloakroom / WC, radiators, stairs off to first floor, understairs cloaks area, recessed downlights

**GUEST CLOAKROOM / WC:** PVC double glazed obscure window to side, vanity integrated wash hand basin with storage below, flush fitting low level WC, ladder style radiator, door opening into hall

**FAMILY LOUNGE: 17'1 (max) x 11'10:** PVC double glazed box bay window to fore, radiator, door gives access to hall, glazed double doors open into:

**SUPERB FITTED BREAKFAST KITCHEN AND DINING AREA: 21'2 x 10'10:** PVC double glazed windows to rear, matching hi-gloss handle-less wall and base units with integrated dishwasher, fridge / freezer and oven with grill below, edged work surfaces with matching upstands, having integrated stainless steel split sink with draining grooves cut to side, inset four ring electric induction hob, recessed downlights, vertical radiator, access given to hallway, glazed double doors open to lounge, bi-folding glazed doors into rear conservatory and access into:

**UTILITY: 7'8 x 5'5:** PVC double glazed window to rear, further hi-gloss, handle-less matching wall and base units with integrated waste-disposal unit, recesses for washing machine and dryer, edged work surfaces with matching upstands, having integrated stainless steel sink, a PVC double glazed obscure door gives access to rear patio, and access is given back into kitchen

**REAR CONSERVATORY: 11'0 x 10'10:** PVC double glazed windows to rear, having French doors opening to patio, recessed downlights, bi-folding doors open back into dining area

**STAIRS & LANDING:** Glass balustrade leads up the stairs, and gives access to four bedrooms, airing cupboard and family bathroom

**BEDROOM ONE: 14'4 x 12'0:** PVC double glazed windows to fore, built-in wardrobes, radiator, door to landing and door to:

**ENSUITE SHOWER ROOM:** PVC double glazed obscure window to fore, suite comprising raised vanity wash hand basin, low level WC and fitted shower cubicle with glazed bi-folding door, ladder style radiator, tiled splashbacks, door back to bedroom

**BEDROOM TWO: 11'0 x 10' (max):** PVC double glazed window to fore, built-in wardrobe, radiator, recess for door to landing

**BEDROOM THREE: 10'7 x 8'2:** PVC double glazed window to rear, built-in wardrobe, radiator, door to landing

**BEDROOM FOUR: 10'9 x 6'9:** PVC double glazed window to rear, built-in wardrobe, radiator, door to landing

**FULLY COMPREHENSIVE FAMILY BATHROOM:** PVC double glazed obscure window to rear, raised vanity wash hand basin, flush fitted floating low level WC, corner step-in shower with glazed splash screens to side, a large free-standing bath, ladder style radiator, tiled splashbacks and floors with under floor heating, door to landing

**REAR GARDEN:** An impressively well-maintained patio gives access to raised lawned garden, timber custom-built fencing lines the perimeters, having mature shrubs and bushes providing complete privacy. Further paving gives access to a dining area, access is gained back into the accommodation via PVC double glazed doors into conservatory, utility and into:

**DOUBLE GARAGE: 18'7 x 16'6: (Please check the suitability for your own vehicle use)** Electrically-operated up and over garage doors give access to fore, glazed door gives access back to rear garden

PLEASE NOTE - That a purchase fee of 1% PLUS VAT, of the selling price, is payable by the purchaser and will be a condition of the sale contract. Upon completion the purchase fee is to be transferred with completion monies to the seller's lawyers. This purchase fee, is to be transferred to the estate agents electronically by the seller's lawyers prior to keys being released.



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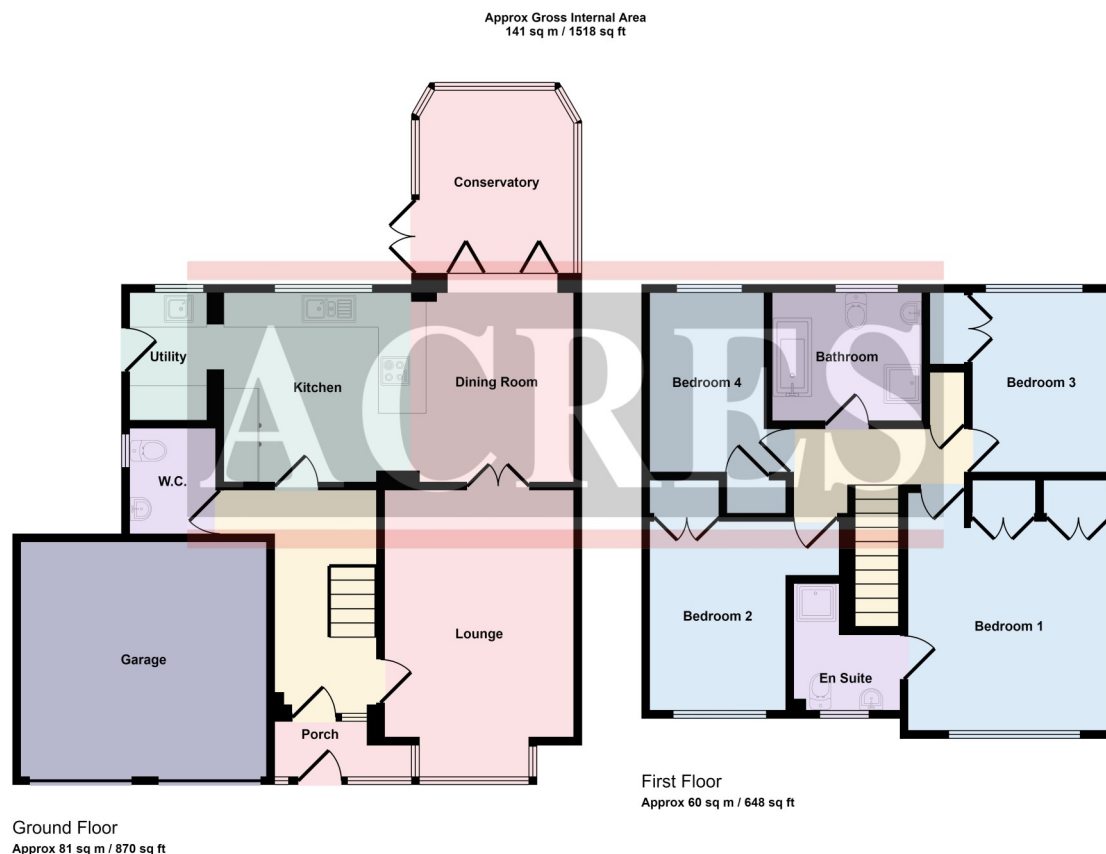
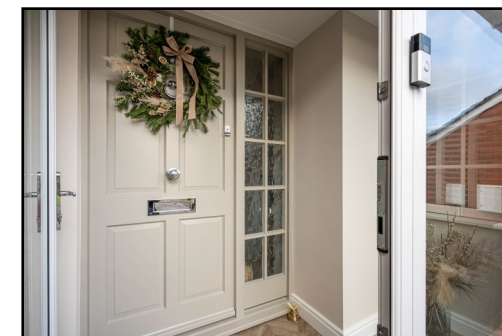
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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:** F

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.