

ACRES

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



- * Tastefully extended, four bedroom detached family home
- * Master benefitting from fitted wardrobes & ensuite shower room
- * Superb, recently re-fitted bathroom
- * Considerable lounge-through-dining-room
- * Attractive rear conservatory
- * Study / office with opportunity for dining room
- * Appealing fitted breakfast kitchen with pantry
- * Guests cloakroom / WC & extended utility area
- * Delightful aspect to fore, having single garage
- * Mature, well-stocked rear garden
- * Set in a quiet, discrete cul-de-sac location



4, THE CROFTS, WALMLEY, B76 1QS ~ Offers Over £520,000

Nestled within a sought-after, secluded and discrete cul-de-sac location of Walmley, this exceptional four-bedroom detached house stands as testament to meticulous maintenance and tasteful decoration. Delightfully proportioned throughout and offering a harmonious blend of comfort and style, the property seamlessly blends modern convenience with timeless charm. The local area benefits from excellent educational opportunities for all ages, a plethora of shopping amenities in Walmley and social facilities comprising parks, public houses, restaurants and a golf course. Having the provision of gas central heating and PVC double glazing (both where specified), fitted shutter blinds compliment all front aspect windows with the property currently offering: deep and welcoming entrance hall, doors open into a study / office with potential of conversion to a dining room, guest cloakroom / WC, imposing lounge-through-dining-room, having access to an attractive rear conservatory, a fire door opens from the hall into an appealing fitted breakfast kitchen with a convenient pantry and an extended utility room to side. To the first floor are four generously-sized bedrooms, the master benefitting from fitted wardrobes and matching chest of drawers, providing downlights to create a cosy ambience; a well-appointed ensuite shower room completes the master bedroom. All further bedrooms are serviced by a recently re-fitted bathroom. Externally, considerable block paving with well-tended lawn to side gives access into a single garage; block paving continues to the side of the accommodation and leads from utility to rear garden. Further well-tended lawns with mature shrubs and bushes lining the perimeters provide privacy. To fully appreciate the accommodation on offer and its truly immaculate condition, we highly recommend internal inspection. Council Tax Band F

Set back from the road behind a block-paved drive, with mature lawn to side, well-tended tree and bushes lead to a box bay window, a PVC double glazed obscure door with windows to side opens into:

ENTRANCE HALL: Doors open to a guest cloakroom / WC, study / office, kitchen and lounge, radiator, stairs off to first floor

CONSIDERABLE LOUNGE-THROUGH-DINING AREA: 22'5 x 13'3: PVC double glazed box window to fore, with fitted shutter-style blinds, radiator, gas living-flame coal-effect fire set on a granite hearth, having matching surround and mantel over, integrated downlights, PVC double glazed windows and doors open to:

REAR CONSERVATORY: 11'3 x 11'1: PVC double glazed windows to rear, French doors open to garden, radiator, doors give access back into lounge

FITTED BREAKFAST KITCHEN: 11'9 x 9'10: PVC double glazed windows to rear, matching wall and base units with integrated fridge, dishwasher and oven with grill over, roll edged work surfaces with four ring gas hob and extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, radiator, space for dining table, doors open to hall, utility and:

PANTRY: Roll edged work surfaces with recesses below for fridge and freezer, wall units, tiled flooring, door leads back into kitchen

UTILITY ROOM: 8'3 x 7'11: PVC double glazed window to rear, obscure door gives access to side, roll edged work surfaces with recesses below for washing machine, dryer and freezer, stainless steel sink drainer unit, tiled splashbacks and flooring, radiator, doors to kitchen, garden and garage

STUDY / POTENTIAL DINING ROOM: 11'11 x 8'3: PVC double glazed window to fore, having fitted shutter-style blinds, radiator, door to hall

GUEST CLOAKROOM / WC: Low level WC, wash hand basin, tiled splashbacks, door to hall

STAIRS AND LANDING: Doors open to four bedrooms and a well-appointed family bathroom

BEDROOM ONE: 11'11 x 11'5 (max) / 10'8 (min): PVC double glazed window to fore, having fitted shutter-style blinds, fitted wardrobes with side chest of drawers and recessed downlights, radiator, door to landing and to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising low level WC, pedestal wash hand basin and step-in shower, radiator, tiled splashbacks

BEDROOM TWO: 10'8 x 10'8: PVC deep double glazed window to fore, having fitted shutter-style blinds, radiator, door to landing

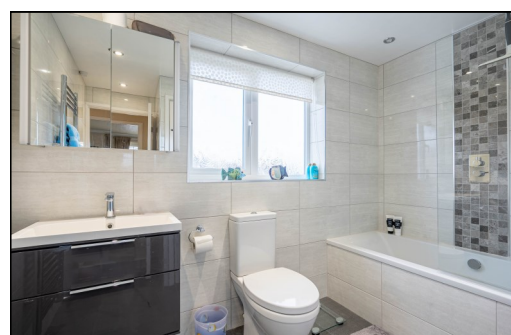
BEDROOM THREE: 11'6 x 7'8: PVC double glazed window to rear, radiator, door to landing

BEDROOM FOUR: 8'7 x 8'5: PVC double glazed window to rear, radiator, door to landing

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen to side, low level WC and vanity floating wash hand basin, tiled splashbacks and floors, ladder style radiator, door to airing cupboard and to landing

REAR GARDEN: Block paved patio leads from utility and conservatory, giving access to lawn, mature shrubs and bushes line the perimeters

GARAGE: 16'1 x 8'7: **(Please check the suitability for your own vehicle use)** Up and over garage door to fore



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)

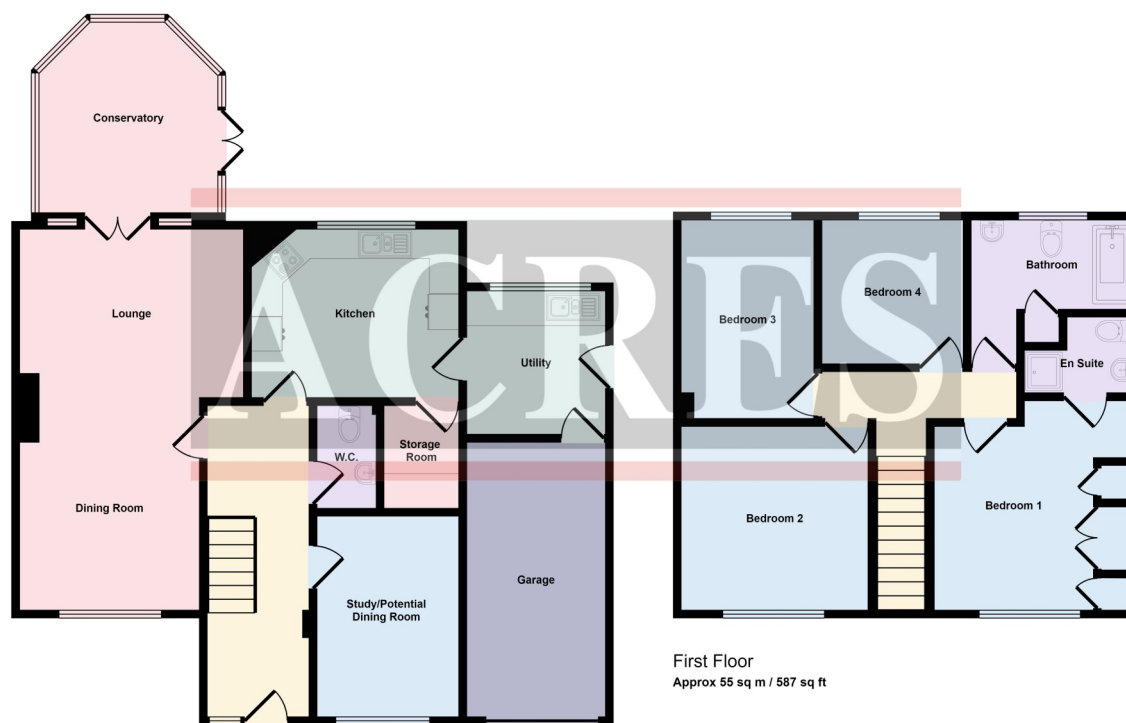
COUNCIL TAX BAND: F

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Approx Gross Internal Area
143 sq m / 1540 sq ft



Ground Floor
Approx 89 sq m / 953 sq ft

First Floor
Approx 55 sq m / 587 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	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.