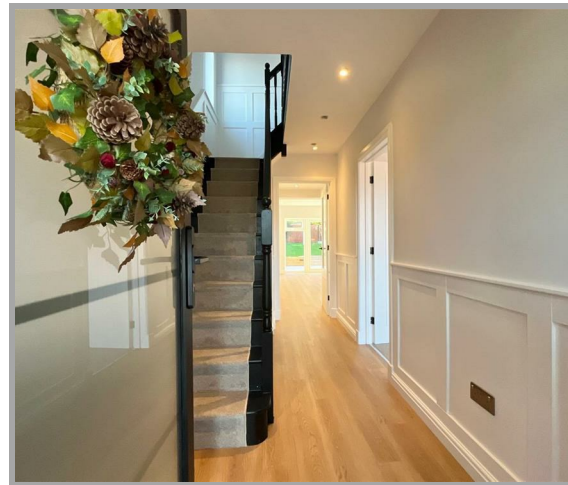
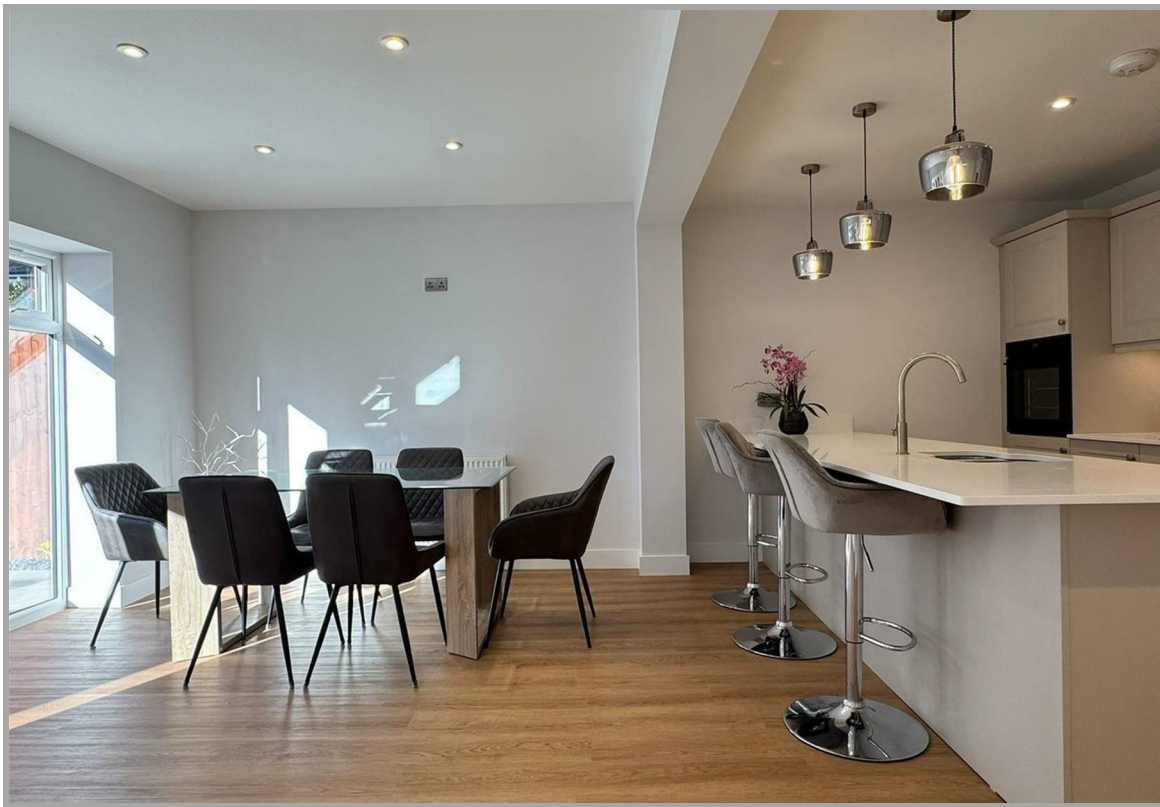




ROMILLY CLOSE, WALMLEY, B76 2TN
ASKING PRICE £425,000



This breathtaking four-bedroom detached freehold family home in Sutton Coldfield is a true one-off, combining bespoke craftsmanship with flawless presentation. Extensively renovated and thoughtfully extended, no stone has been left unturned in creating a property of exceptional quality. Both inside and out, the design reflects a perfect balance of contemporary elegance and family practicality, with tasteful décor and high-end finishes enhancing every space. Positioned within walking distance of excellent schools, local shopping amenities, and transport links, and offered with no onward chain, this is a rare opportunity to secure a move-in-ready home of distinction. Every detail has been meticulously renewed, with gas central heating, PVC double glazing (where specified), and a Yale alarm system ensuring comfort, efficiency, and security. The approach begins with an extended oak canopy porch, leading into a welcoming entrance hall. A striking extended family lounge, complete with stylish bay window and bespoke media wall, offers an inviting hub for relaxation. The heart of the home is without doubt the showpiece fitted breakfast kitchen – an expansive space designed for both dining and lounging, blending style and functionality seamlessly. Completing the ground floor are a modern guest cloakroom/WC and useful utility point. Upstairs, a renewed balustrade and elegant wall panelling lead to four generously proportioned bedrooms, each thoughtfully styled. The master suite boasts a private en-suite shower room, while the family bathroom truly commands attention with its stunning galley skylight, flooding the room with natural light and creating a striking focal point. Externally, the home is equally impressive. A substantial block-paved driveway provides excellent parking, while the rear garden has been beautifully landscaped to complement the home's stylish interior. A sleek porcelain patio sets the stage for outdoor entertaining, stepping up to a raised timber bed and a lush central lawn, all bordered and privatised by reinstated timber fencing. An internal inspection is essential to appreciate the sheer quality, style, and individuality of this magnificent family home. EPC Rating C.



**49 Walmley Road, Walmley, Sutton Coldfield, West
Midlands, B76 1NP**
Tel: 0121 313 2888 Email: walmley@acres.co.uk



Set back from the road behind a renewed block paved drive with timber sleepers to side, access is gained into this beautifully presented accommodation via a brand new fitted oak-framed porch with PVC double glazed door and windows to side opening into:

PORCH: Space is provided for storage, further internal obscure glazed door with window to side opens into:

ENTRANCE HALL: An internal door opens to an extended family lounge, glazed door to extended fitted breakfast kitchen, stylish wall panelling and designer radiator, restored staircase leads to first floor.

EXTENDED FAMILY LOUNGE: 16'11 (into bay) X 15'00 max / 11'05 min: PVC double glazed bay window to fore, space for complete lounge suite, media wall with central recess for TV, fire and alcove storage, radiator, door back to entrance hall.

SUPERB FITTED BREAKFAST KITCHEN THROUGH DINING AREA: 19'06 x 16'10: PVC double glazed French doors with windows to side open to rear garden, range of matching wall and base units with integral dishwasher and fridge / freezer, granite work surfaces with inset stainless steel sink units, electric hob with extractor canopy over, matching upstands and splashback, radiators, space for complete dining table and chairs with family area, glazed door opens back to entrance hall, single door to guest cloakroom / WC and double doors to a useful utility area.

UTILITY: Recesses provided for washing machine and drying station as well as further storage.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising low level WC and vanity wash hand basin, tiled splashbacks, door back to kitchen.



TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: D Council: Birmingham City Council





STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to four bedrooms, a family bathroom, storage and airing cupboard.

BEDROOM ONE: 14'01 (into bay) x 12'00 max / 11'00 min: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, feature wall panelling, door back to landing and to:

ENSUITE SHOWER ROOM: Suite comprising step-in shower with glazed sliding door to fore, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 12'04 x 10'09 (into door recess) / 8'01 min: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 11'06 (into wardrobe recess) x 9'02 max / 8'04 min: PVC double glazed window to rear, space for double bed and complementing suite, recess for wardrobe, radiator, door back to landing.

BEDROOM FOUR: 8'11 x 6'07: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

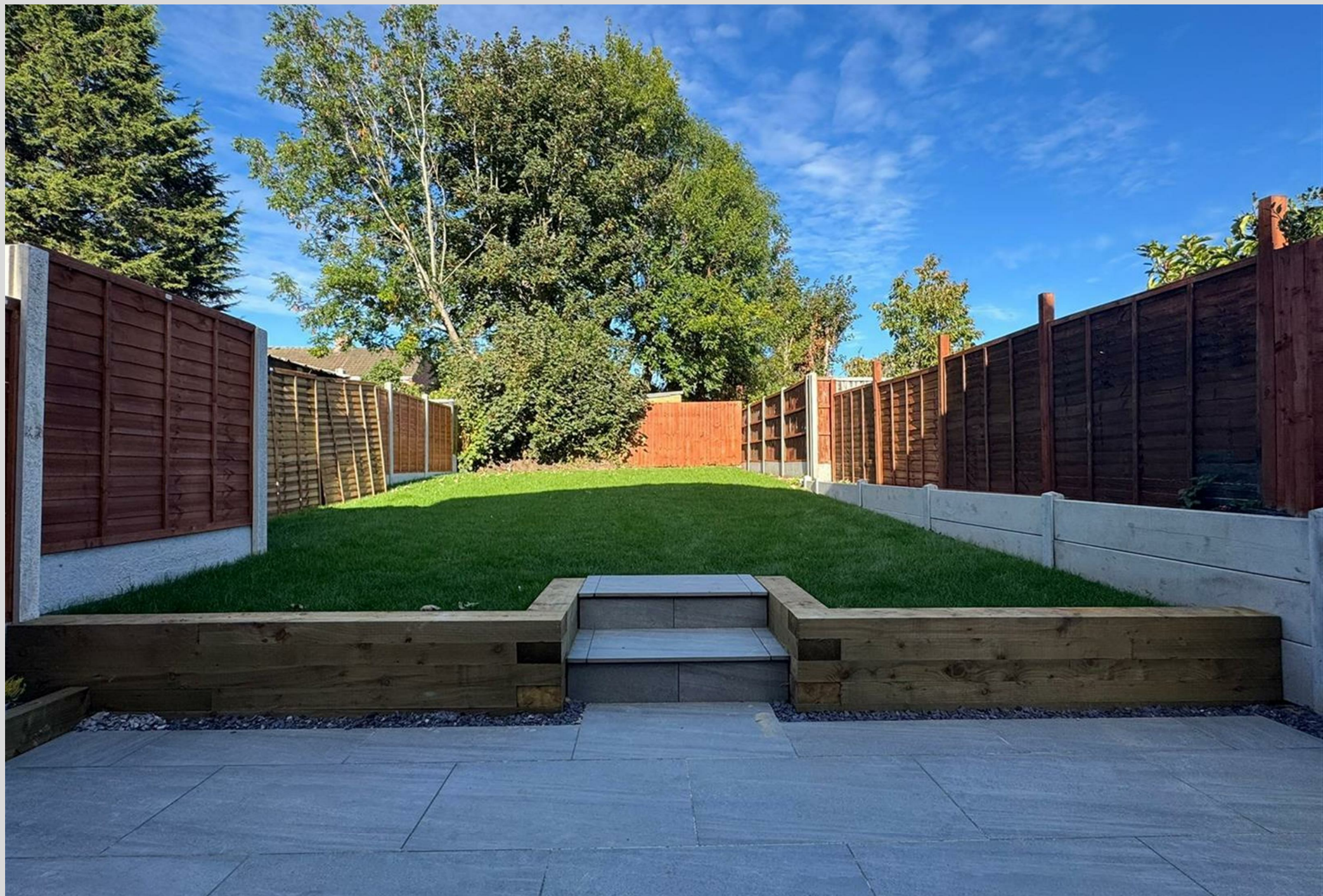
STYLISHLY APPOINTED FAMILY BATHROOM: Velux skylight over, suite comprising bath with splash screen door to side, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to landing.

REAR GARDEN: A newly laid porcelain patio advances from the accommodation and leads to lawn, set behind timber sleepers, renewed fencing to perimeters privatises and secures the property's border with access being given back into the accommodation via PVC double glazed French doors into fitted breakfast kitchen.

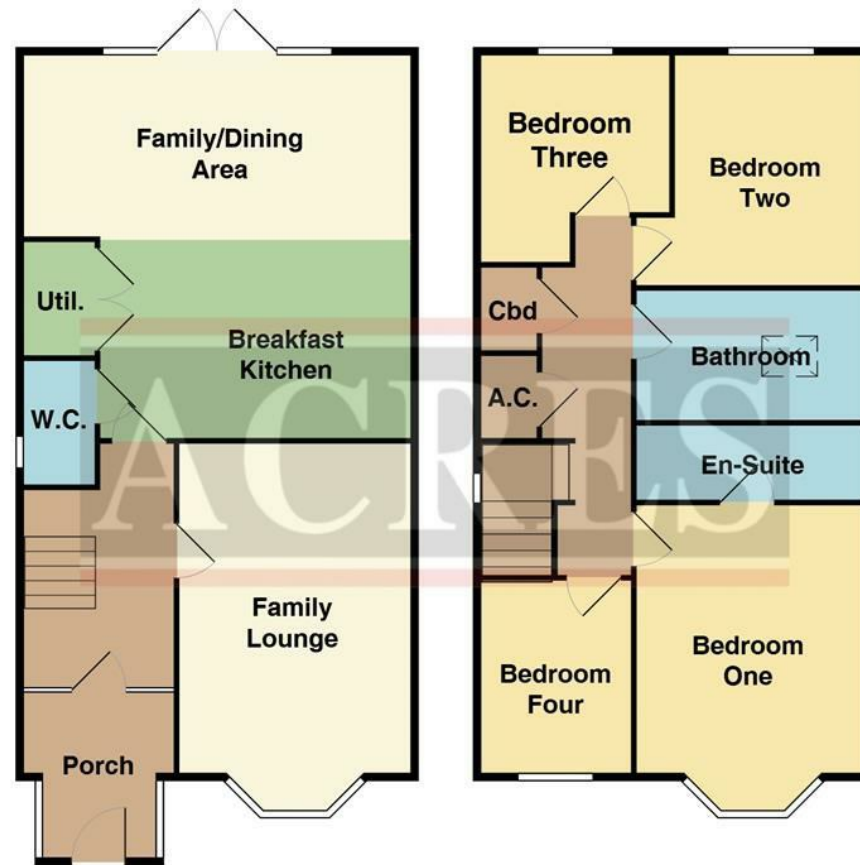


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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.