

# ACRES

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

- Four bedroomed, detached family home
- Master boasting en-suite shower room
- Fully comprehensive family bathroom
- Impressive family lounge with bay window
- Superb & sizeable fitted breakfast kitchen through dining
- Appealing utility room
- Guest cloakroom/WC & double garage
- Cobble print, multi-vehicle drive
- Private & well-tended rear garden
- Fantastic standard with even further scope



***BROOKHUS FARM ROAD, WALMLEY, B76 1QP - PRICE GUIDE £565,000***

Situated on a substantial plot in the highly desirable area of Walmley, this impressive, four-bedroomed, detached family home has been conclusively reconfigured to offer a versatile and spacious family living environment. Designed to a high standard, the property blends modern comfort with exciting scope for personalisation while also presenting potential for extension and conversion (STPP) to further enhance its already generous proportions. Perfectly positioned for convenience, the home is within walking distance of highly regarded schools and benefits from an array of shopping facilities and amenities on Walmley High Street, offering daily essentials. For more comprehensive retail and leisure options, nearby Wylde Green, Sutton Coldfield, and Birmingham provide further choices. Readily-available bus services connect the area seamlessly to main roads and surrounding towns, while well-positioned road links ensure effortless commuting. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), this unique and superbly presented home has many magnificent features that prospective purchasers are sure to be thrilled by, with internal rooms currently briefly comprising: deep and welcoming entrance hall, spacious family lounge boasting bay window to fore and integral, log-effect fire place, a substantial fitted breakfast kitchen through dining space offering underfloor heating, utility and guest cloakroom/WC. To the first floor are four well-proportioned bedrooms, the master boasting not only built-in wardrobes, but also an en-suite shower room, a fully comprehensive family bathroom serves all other bedrooms. Externally, a multivehicular cobble print drive advances into the home and into a double garage, electrically operated doors open to fore, to the rear garden, renewed paving progresses into lawn. To fully appreciate the extent of advancement within, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a multi vehicular cobble-print drive with lawn to side, access is given into the home via a timber obscure glazed door with windows to side into:

**DEEP & WELCOMING ENTRANCE HALL:**  
PVC double glazed window overlooks lounge bay window, stairs off to first floor, wall-mounted feature radiator providing mirror, herringbone flooring, door to under stairs storage and updated timber doors open to fitted breakfast kitchen and:

**FAMILY LOUNGE:** 16’02 (into bay) x 13’10 max / 13’04 min:  
PVC double glazed bay window to fore, wall-mounted log-effect electric fire set into a chimney breast style wall, space for complete lounge suite, herringbone flooring, column radiator, single door back to entrance hall, double doors provide access into:

**SIZEABLE FITTED BREAKFAST KITCHEN:** 19’04 x 10’08:  
PVC double glazed bi-folding doors with windows to side open to rear garden, matching high-gloss handle-less wall and base units with integrated appliances including double oven and warming drawer, edged work surface with matching upstands offering four ring electric induction hob and extractor canopy over, Belfast sink with kettle tap over, under-unit and kickboard spotlights, breakfast seating is provided to work surface, space for dining table and chairs, wall-mounted radiator, under-floor heating, timber double doors open back to lounge and single doors to entrance hall as well as storage, access is provided into:

**UTILITY:** 10’08 x 5’06: (two units):  
PVC double glazed window and door to rear, matching high-gloss, handle-less wall and base units with recess for freestanding American style fridge / freezer, radiator, edged work surface with matching upstands and integrated sink unit, tiled flooring, access is provided back to kitchen, door opens to:

**GUEST CLOAKROOM / WC:**  
Suite comprising low level WC and vanity wash hand basin, ladder style radiator, tiled flooring, door back to utility and door opens into double garage.

**STAIRS & LANDING TO FIRST FLOOR:**  
Doors open to four bedrooms and a family bathroom.

**BEDROOM ONE:** 13’06 x 12’02 max / 9’03 min:  
PVC double glazed windows to fore, space for double bed and complimenting suite, built-in wardrobes having sliding mirrored doors to fore, radiator, door back to landing and door opens into:  
**ENSUITE SHOWER ROOM:**  
PVC double glazed obscure window to fore, suite comprising step-in shower cubicle with glazed splash screen door to fore, vanity wash hand basin and low level WC, tiled splashbacks, ladder style radiator, door back to bedroom.

**BEDROOM TWO:** 11’07 x 7’10:  
PVC double glazed window to fore, space for double bed and complimenting suite, built-in sliding mirrored wardrobes, radiator, door back to landing.

**BEDROOM THREE:** 9’01 x 7’05:  
PVC double glazed window to rear, built-in sliding mirrored wardrobes, radiator, built-in cupboard, door back to landing.

**BEDROOM FOUR:** 8’11 x 6’09:  
PVC double glazed window to rear, space for bed, radiator, doors to cupboard and back to landing.

**FULLY COMPREHENSIVE FAMILY BATHROOM:**  
PVC double glazed obscure window to side, suite comprising walk-in shower cubicle with glazed splash screen windows to side, free-standing bath, low level WC and wash hand basin, ladder style radiator, tiled splashbacks and flooring, recessed shelving having tiled splashback surround, door back to landing.

**REAR GARDEN:**  
A paved patio advances from the accommodation and leads to lawn, mature well-tended shrubs and bushes line and privatise the property’s perimeter, opportunity is provided for dining and entertaining, doors open back into the home via fitted breakfast kitchen and utility.

**DOUBLE GARAGE:** (Please check suitability for your own vehicle use):  
Up and over electric garage doors to fore, space is provided for storage, door back into the property via guest cloakroom / WC.







**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

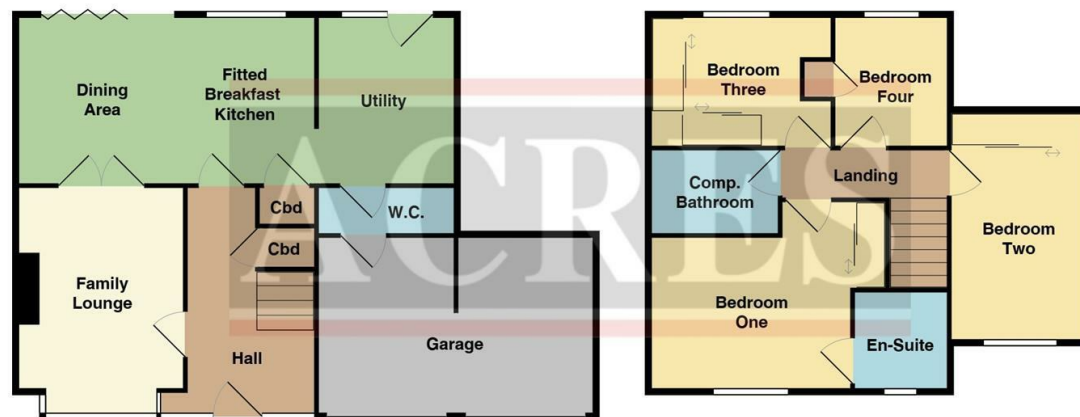
**COUNCIL TAX BAND:** F     **COUNCIL:** Birmingham City Council

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Brookhus Farm Road, Sutton Coldfield, B76 1QP



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

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.