

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- No onward chain
- Four bedroomed, detached home
- Master with en-suite and walk-in wardrobe
- Fully comprehensive bathroom
- Dual aspect lounge
- Office/study
- Substantial fitted breakfast kitchen & utility
- Guest cloakroom/WC and single garage
- Multivehicle drive to fore
- Considerable rear garden with shrubbery



***FOX HOLLIES ROAD, WALMLEY, B76 2RN - ASKING PRICE £600,000***

This substantial four bedroomed, freehold detached family home occupies a prime position on one of Walmley's most sought-after roads, offering exceptional potential for extension, modernisation and conversion (subject to the necessary permissions). Boasting generous proportions throughout, the property presents a rare opportunity to create a truly outstanding long-term family residence. Ideally located within walking distance of a wide array of local amenities, the home enjoys close proximity to cafés, well-regarded schooling, pharmacies and a variety of everyday conveniences. Excellent transport links are available via readily-accessible bus services along Walmley Road, providing ease of travel to surrounding towns and nearby city centres. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation briefly comprises an inviting entrance hall, a dual aspect family lounge, and a versatile office/study. A substantial fitted breakfast kitchen offers ample dining space, complemented by a large side utility and a guest cloakroom/WC, completing the ground floor. To the first floor, four delightfully proportioned bedrooms are well arranged, with the master bedroom benefitting from an en-suite shower room and a walk-in wardrobe area. A comprehensive family bathroom serves the remaining accommodation. Externally, the property is approached via a lengthy driveway, bordered by mature shrubs which provide a sense of privacy. Multiple off-road parking spaces are available, along with access to a single garage. To the rear, an expansive and beautifully maintained garden offers significant scope for further development, as well as an ideal setting for outdoor living and entertaining. To fully appreciate the space, potential and enviable location on offer, internal inspection is highly recommended. EPC Rating E.

Set back from the road behind a substantial block paved drive with vast amounts of shrubs and bushes to sides, access is gained into the accommodation via an obscure glazed door into:

**ENTRANCE HALL:** Doors open to a considerable open-plan fitted breakfast kitchen, a family lounge and office, radiator, stairs off to first floor.

**FAMILY LOUNGE:** 20'00 x 11'04: PVC double glazed leaded bow window to fore, leaded French doors open to rear garden, space for complete lounge suite, ornamental fire with matching mantel, surround and hearth, radiator, door back to entrance hall.

**OFFICE:** 11'05 x 10'09: PVC double glazed leaded bow window to fore, space for complete office suite, radiator, door back to entrance hall.

**BREAKFAST KITCHEN:** 19'00 x 17'08: PVC double glazed leaded windows to rear having French doors to side, matching wall and base units with integral oven and grill with microwave, edged work surface with five ring gas hob having extractor canopy over, matching upstands, kitchen island with inset sink and waste, draining grooves cut to side, radiators, door back to entrance hall, under stairs storage and to:

**UTILITY:** 16'09 x 6'09 max / 4'06 min: PVC double glazed leaded French doors open to rear, space for washing machine, dryer and fridge / freezer, radiator, door back to kitchen and further doors to garage and:

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

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

**BEDROOM ONE:** 13'03 x 10'09: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door to landing, ensuite and:

**WALK-IN:** 4'06 x 3'10: A variety of shelving is provided for storage.

**ENSUITE SHOWER ROOM:** PVC double glazed leaded window to fore, corner shower with splash screen doors, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, door to storage and door back to bedroom.

**BEDROOM TWO:** 13'06 x 10'10: PVC double glazed leaded window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

**BEDROOM THREE:** 10'05 x 8'11: PVC double glazed leaded window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM FOUR:** 10'11 x 6'10: PVC double glazed leaded window to rear and to side, space for bed and complementing suite, fitted wardrobes, radiator, door back to landing.

**FULLY COMPREHENSIVE FAMILY BATHROOM:** PVC double glazed window to rear, suite comprising corner shower with splash screen doors, bath, pedestal wash hand basin and low level WC, tiled splashbacks, radiator, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to lawn, the lawned area is substantial and provides multiple spaces for dining, entertaining or conversion of more usable inside space, access is gained back into the accommodation via French doors to breakfast kitchen and to utility.

**GARAGE:** 19'05 x 6'10: (please check suitability for your own vehicle use): 50/50 split door to fore, door opens back to utility.

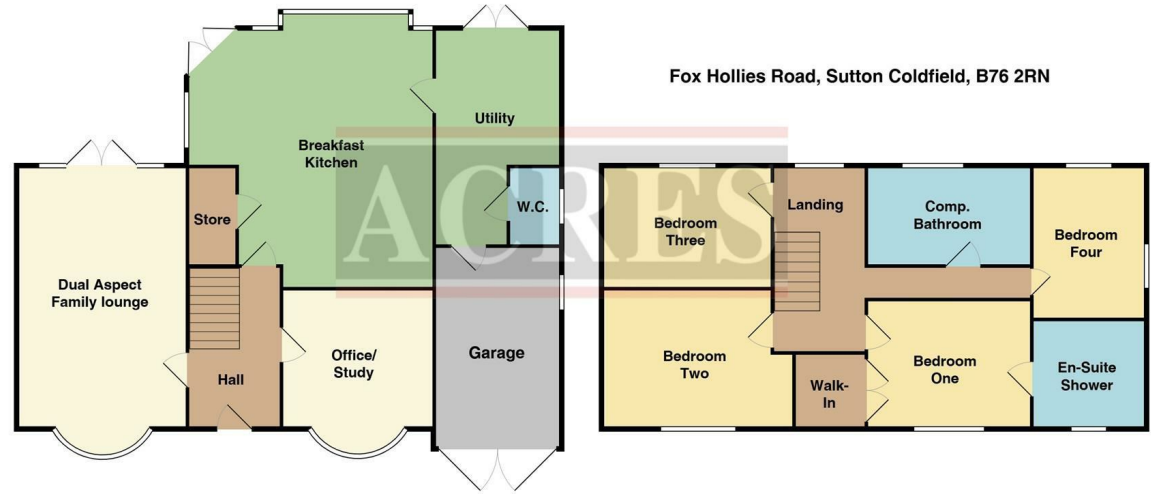


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.