

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Beautifully presented, four bedroomed detached home
- Master boasting en-suite shower room
- Well-appointed family bathroom
- Sizeable family lounge with oak flooring
- Attractive dining room with bay window
- Superb, refitted Howdens kitchen with side utility
- Guest cloakroom/WC & entrance hall
- Double garage & multi vehicle drive
- Expansive garden with panoramic views
- Delightful decoration & sought-after position



**BETTERIDGE DRIVE, NEW HALL, B76 1FN - OFFERS OVER £550,000**

Set on a substantial plot within a sought-after position in Sutton Coldfield, this delightfully proportioned & tastefully decorated, four-bedroomed, detached family home offers a rare combination of style, comfort & breathtaking panoramic views to the rear. Overlooking the picturesque New Hall Valley Nature Reserve, the home enjoys an enviable position providing a tranquil setting while remaining close to everyday conveniences. Just a short walk from essential amenities, cafés, food stores & retail options, the property ensures a lifestyle of ease & accessibility. Readily-available bus services offer seamless travel to surrounding town & city centre locations including Walmley, Four Oaks & Birmingham City Centre. Additionally, well-regarded schools for all ages are found nearby & further enhance the home's appeal for families. For those who appreciate the outdoors, the beauty of New Hall Valley is just moments away, offering walking trails, opportunities for exercise & social spaces to enjoy. The home itself has been thoughtfully improved with notable upgrades including engineered oak flooring in the lounge & entrance hall, a high-spec Howdens kitchen & rejuvenated quartz work surface, as well as enhanced broadband connectivity ensuring both comfort & modern convenience. Benefitting from the provision of gas central heating & PVC double glazing (both where specified), internal rooms currently briefly comprise: deep entrance hall, substantial family lounge, dining room, refitted kitchen with side utility & guest cloakroom/WC, to the 1st floor are 4 impressively proportioned bedrooms, the master boasts en-suite shower room, a family bathroom completes the internal accommodation. Externally, a considerable tarmac drive leads to the home & to a double garage having up & over doors to fore, to the rear, sweeping views are provided with paved patio & lawn, both offering space for dining & socialising. We highly recommend internal inspection. EPC D.

Set back from the road behind a multi vehicular tarmac drive with paved path to side and mature shrubs and lawn, access is given into the accommodation via a PVC double glazed obscure door with window to side into:

**DEEP ENTRANCE HALL:**  
Internal doors open to fitted kitchen, dining room and guest cloakroom / WC, glazed double doors open to lounge, radiator, stairs off to first floor.

**FAMILY LOUNGE:** 22’02 (into bay) x 19’01 max / 11’08 min:  
PVC double glazed bay window to fore and a PVC double glazed door with window to side opens to rear garden, gas coal-effect fire set upon a hearth with matching surround and mantel over, radiator, space for complete lounge suite, solid oak skirting, glazed double doors back to entrance hall.

**DINING ROOM:** 12’11 (into door recess) x 12’00 (into bay) max / 11’06 min:  
PVC double glazed bay window to fore, radiator, space for dining table and chairs, recess for door back to entrance hall.

**FITTED KITCHEN:** 12’09 x 9’10:  
PVC double glazed windows to rear, matching wall and base units with integrated fridge / freezer, dishwasher and Neff oven with grill over, black speckled Quartz work surfaces with four ring gas hob and extractor canopy over, one and a half stainless steel sink drainer unit, column radiator, matching upstands, door back to entrance hall and door to:

**UTILITY:** 9’04 x 5’09:  
PVC double glazed window to rear with an obscure door opening to patio, matching wall and base units with recesses for washing machine and dryer, roll edged work surfaces with stainless steel sink drainer unit, radiator, tiled splashback, door back to kitchen.

**GUEST CLOAKROOM / WC:**  
PVC double glazed obscure window to fore, suite comprising low level WC and vanity wash hand basin, tiled splashbacks, radiator, door back to entrance hall.

**STAIRS & LANDING:**  
PVC double glazed window to rear, return stairs lead to four bedrooms, family bathroom and storage, a newly-fitted loft ladder provides ease of access to loft space.

**BEDROOM ONE:** 13’04 (into door recess) x 12’00 max / 10’04 min:  
PVC double glazed window to fore, radiator, space for double bed and complimenting suite, door back to landing and into:  
**ENSUITE SHOWER ROOM:**  
PVC double glazed obscure window to fore, suite comprising walk-in shower cubicle with glazed splash screen to side, low level WC and floating wash hand basin, ladder style radiator, tiled splashbacks, door back to bedroom.

**BEDROOM TWO:** 11’10 x 10’03:  
PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

**BEDROOM THREE:** 13’03 x 7’03:  
PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

**BEDROOM FOUR:** 9’01 x 7’02:  
PVC double glazed window to fore, radiator, door back to landing.

**FAMILY BATHROOM:**  
PVC double glazed obscure window to fore, suite comprising bath with glazed splash screen door to side, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

**REAR GARDEN:**  
A paved patio advances from the accommodation and leads to lawn, mature well-tended perimeters line and privatise the property’s border with a purpose-built wall providing steps down to a further lawned area, access is given back into the accommodation via PVC double glazed doors into lounge and to utility, an obscure glazed door opens to:

**DOUBLE GARAGE:** 18’11 x 16’09: (please check suitability for your own vehicle use):  
Two single up and over garage doors open to fore, roof recess provides storage space, a PVC double glazed obscure door opens back to rear garden.



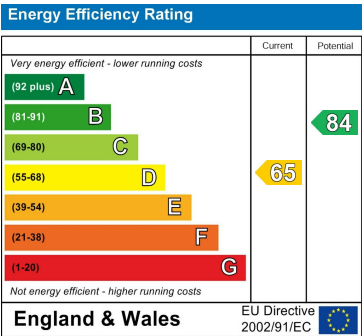




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

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



Betteridge Drive, Sutton Coldfield, B76 1FN



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.