



**FOX HOLLIES ROAD, WALMLEY, B76 2RN
OFFERS IN THE REGION OF £900,000**



An exceptional five-bedroom detached freehold residence, occupying a prestigious and highly private position within an exclusive estate in Walmley, Sutton Coldfield.

One of only three homes in this discreet setting, the property offers impressive proportions, immaculate presentation, and a standard of finish that reflects meticulous care and attention throughout.

Ideally located within walking distance of Walmley High Street, the home enjoys convenient access to artisan cafés, everyday amenities, and excellent transport links into surrounding towns and Birmingham city centre, alongside highly-regarded local schooling.

Internally, the accommodation is both refined and well-balanced, featuring a welcoming entrance hall, elegant principal lounge, and a superb rear dining room opening into a luxurious underfloor-heated conservatory.

The stylish breakfast kitchen is supported by a utility room, with a guest WC and versatile study completing the ground floor.

To the first floor are five generous double bedrooms, with both the principal and second bedrooms benefitting from en-suites, complemented by a well-appointed family bathroom.

Externally, a substantial driveway provides ample parking and leads to a double garage with electric doors.

The rear garden is beautifully maintained, with a large lawn and expansive patio ideal for outdoor dining and entertaining.

A rare opportunity in a highly exclusive setting, this outstanding home is best appreciated on internal inspection. 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 multi vehicular tarmac drive with manicured lawn and tree to side, access is gained into the accommodation via a PVC double glazed obscure leaded door with windows to side and overhead into:

PORCH: An obscure glazed leaded door with windows to side opens into:

DEEP ENTRANCE HALL: Internal doors open to a family lounge, rear dining room, office / study, breakfast kitchen, guest cloakroom / WC, under-stairs storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 17'08 x 16'01 max / 12'02 min: PVC double glazed leaded bay window to fore, space for complete lounge suite, a complete granite fireplace bespoke with hearth surround, mantel and pillars, radiator, door opens back to entrance hall.

DINING ROOM: 15'08 x 12'02: PVC double glazed French doors open to conservatory, space is provided for a complete dining table and chairs, radiator, door back to entrance hall.

REAR CONSERVATORY: 11'07 x 11'02: PVC double glazed French doors and windows overlook and open to rear garden, space is provided for lounging suite, under-floor heating, PVC double glazed French doors open back into dining room.

GUEST CLOAKROOM / WC: Suite comprising low level WC and vanity wash hand basin, radiator, tiled splashbacks and flooring, door back to entrance hall.

BREAKFAST KITCHEN: 15'07 x 15'03: PVC double glazed leaded windows to rear, matching wall and base units with recesses for Aga, integral dishwasher and fridge / freezer, edged granite work surfaces with stainless steel sink, draining grooves cut to side, matching upstands, extractor canopy over, space for dining table and chairs, as well as sofa, radiator, door back to entrance hall and door provides access into:

UTILITY: 5'11 x 5'08: PVC double glazed obscure leaded door to side, matching wall and base units with recesses for washing machine and dryer, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, radiator, door back to kitchen.

OFFICE / STUDY: 10'05 x 6'08: PVC double glazed leaded window to rear, space is provided for a complete office suite, radiator, door back to entrance hall.



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: G Council: Birmingham City Council





STAIRS & LANDING TO FIRST FLOOR: Doors open to five bedrooms, a family bathroom and storage, radiator.

BEDROOM ONE: 18'07 x 17'00 max / 12'02 min: PVC double glazed leaded bay window to fore, space for double bed and complementing suite, radiator, door back to landing and door to:

FULLY COMPREHENSIVE ENSUITE BATHROOM: PVC double glazed obscure leaded window to fore, suite comprising shower cubicle, bath, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to bedroom.

BEDROOM TWO: 14'11 x 12'01: PVC double glazed leaded window to rear, space for double bed and complementing suite, built-in wardrobes, radiator, door to landing and door to:

ENSUITE SHOWER ROOM: PVC double glazed obscure leaded window to side, suite comprising shower cubicle, vanity wash hand basin and low level WC, tiled splashbacks, radiator, door back to bedroom.

BEDROOM THREE: 14'11 x 9'08: PVC double glazed leaded window to rear, space for double bed and complementing suite, built-in double wardrobes, radiator, door back to landing.

BEDROOM FOUR: 12'08 x 9'09: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FIVE: 11'06 x 10'11: PVC double glazed leaded window to rear, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure leaded window to fore, suite comprising bath with glazed splash screen doors, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks, door to airing cupboard and door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to beautifully-maintained lawns, mature well-tended shrubs and bushes line and privatise the property's borders with a mixture of timber fencing and brick-built border, access is gained back into the accommodation via PVC double glazed French doors to conservatory and a side obscure glazed door to utility, access is also provided to:

DOUBLE GARAGE: 17'01 x 15'08: (please check suitability for your own vehicle use): Electrically operated up and over garage doors open to fore, a PVC double glazed obscure leaded door opens back to side.



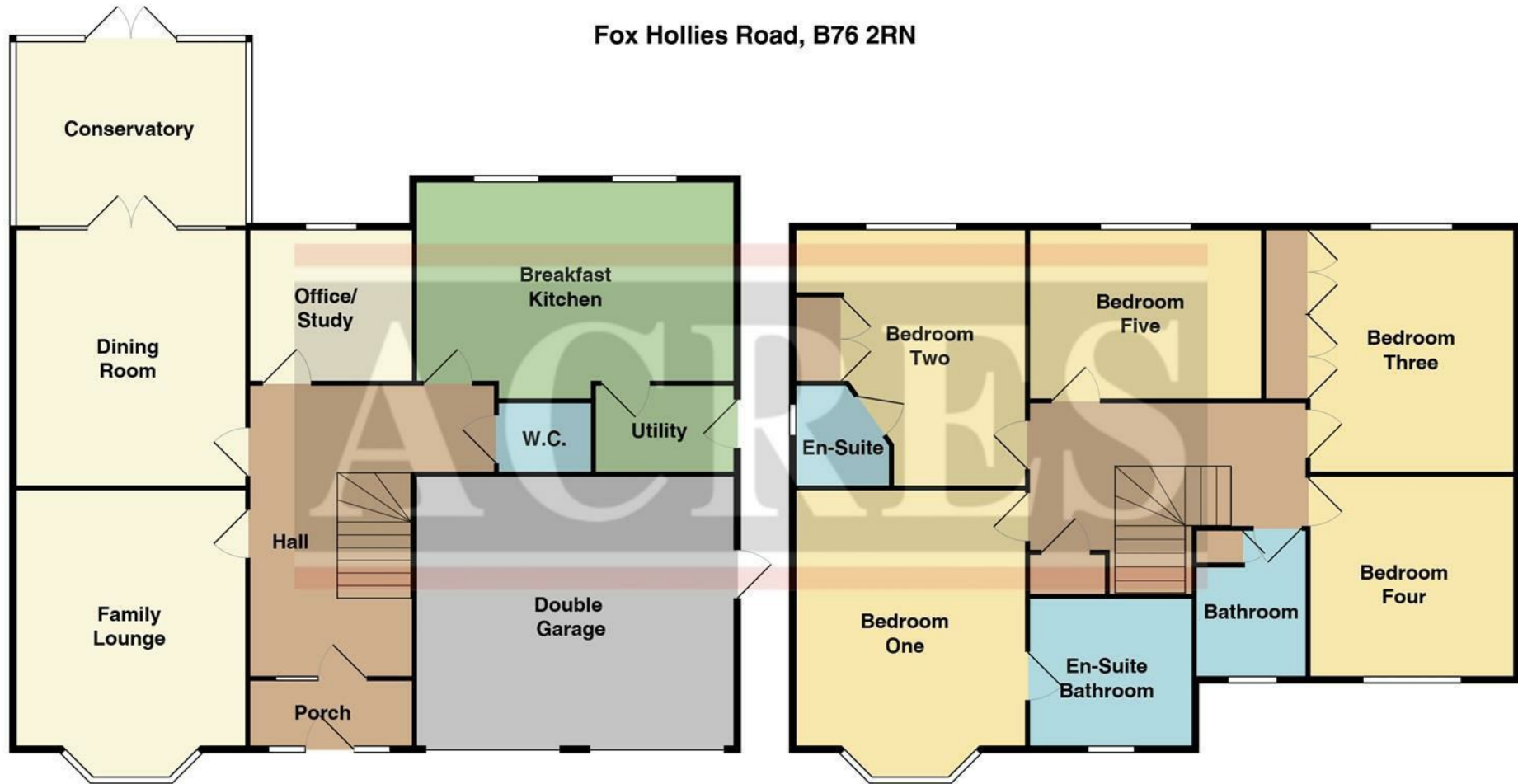
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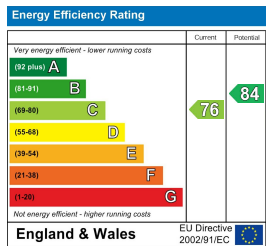
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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



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