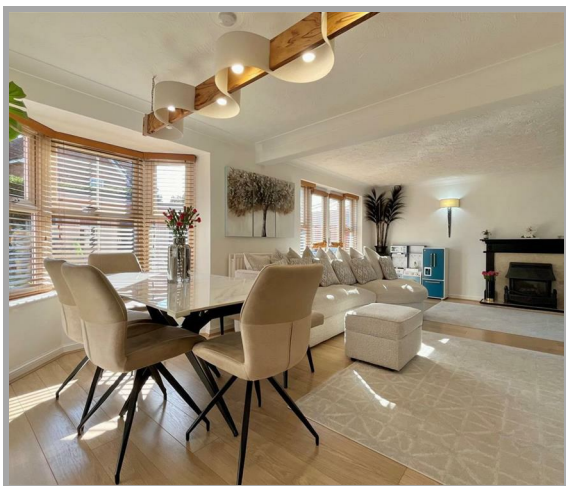




ACRES
Collection

WITHAM CLOSE, WALMLEY, B76 2BE
OPEN TO OFFERS £900,000



Discreetly positioned away from the main road and adjacent to Sutton Coldfield Rugby Football Club, this impressive five-bedroom detached freehold family home has been comprehensively reconfigured and extended to provide superbly proportioned and highly versatile accommodation.

Presented with appealing décor and offering scope for further personalisation, the property enjoys an enviable location close to well-regarded schooling, transport links and an excellent network of road routes providing ease of access throughout the local area and beyond.

The accommodation briefly comprises entrance hall, deep family lounge with dining area, fitted breakfast kitchen with utility, guest cloakroom, four generous double bedrooms including a master with renewed en-suite, and a renewed family bathroom. The magnificent extension adds a substantial family room, further utility and an impressive fifth bedroom with its own en-suite bathroom. Externally, a multi-vehicle driveway provides ample parking, whilst the predominantly lawned rear garden offers dining and entertaining spaces together with a versatile multi-use garden room.

A superbly spacious and adaptable family home in a highly sought-after Walmley position. Internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a shared access tarmac drive with conifers lining the drive to the home, a multi-vehicle block paved drive with a PVC double glazed obscure door with windows to side opens into:

ENTRANCE HALL: Internal doors open to a fitted breakfast kitchen, family lounge through dining area, guest cloakroom / WC and inner hall through to secondary lounge / family room, stairs off to first floor, radiator.

FAMILY LOUNGE THROUGH DINING AREA:

FAMILY LOUNGE: 20'04 (into bay) x 17'04 max / 11'08 min: PVC double glazed bay window to fore, fire set upon a hearth with matching surround and period mantel over, PVC double glazed French doors with windows to side open to rear garden, space for complete lounge suite, radiator, door back to entrance hall and access is provided into:

DINING AREA: 22'02 (through rear lounge) x 12'06: PVC double glazed bay window to rear, space for dining table and chairs, access is given back to lounge and a single door opens to:



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FITTED BREAKFAST KITCHEN: 14'07 x 11'02 max / 9'07 min: PVC double glazed windows to rear, matching wall and base units with recesses for fridge, freezer and dishwasher, integral oven with grill over, roll edged work surface with four ring gas hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, radiator, space for breakfast stools to a breakfast bar, doors open back to dining room, entrance hall and:

UTILITY: 5'09 x 5'09: PVC double glazed door opens to rear, wall and base units with recesses for fridge, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, door back to breakfast kitchen.

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

INNER HALL: 9'01 x 7'01: PVC double glazed window to fore, space for sofa suite, radiator, tiled flooring, door back to entrance hall and access is provided into:

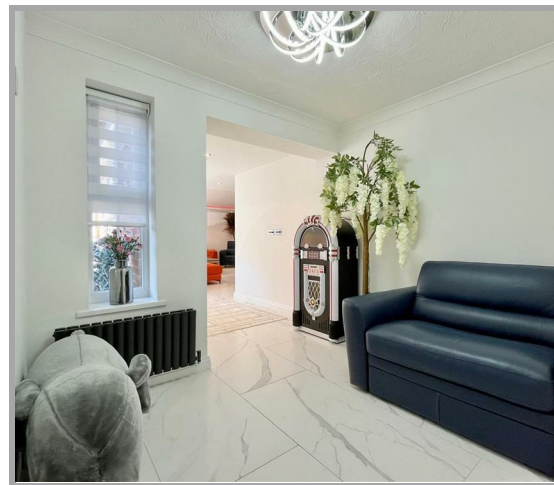
FAMILY ROOM: 21'08 x 20'05: PVC double glazed windows to fore, space for complete lounge suite or further varying uses, radiators, recessed LED lighting to ceiling point, feature media wall with electric living-flame effect fire, tiled flooring, door to under stairs storage, access is provided to inner hall and to a further larger utility, stairs off to bedroom two.

PRINCIPAL UTILITY ROOM: 13'05 x 13'01: Matching wall and base units with recesses for washing machine, edged work surface with stainless steel sink unit, tiled flooring, access is provided back to family room.

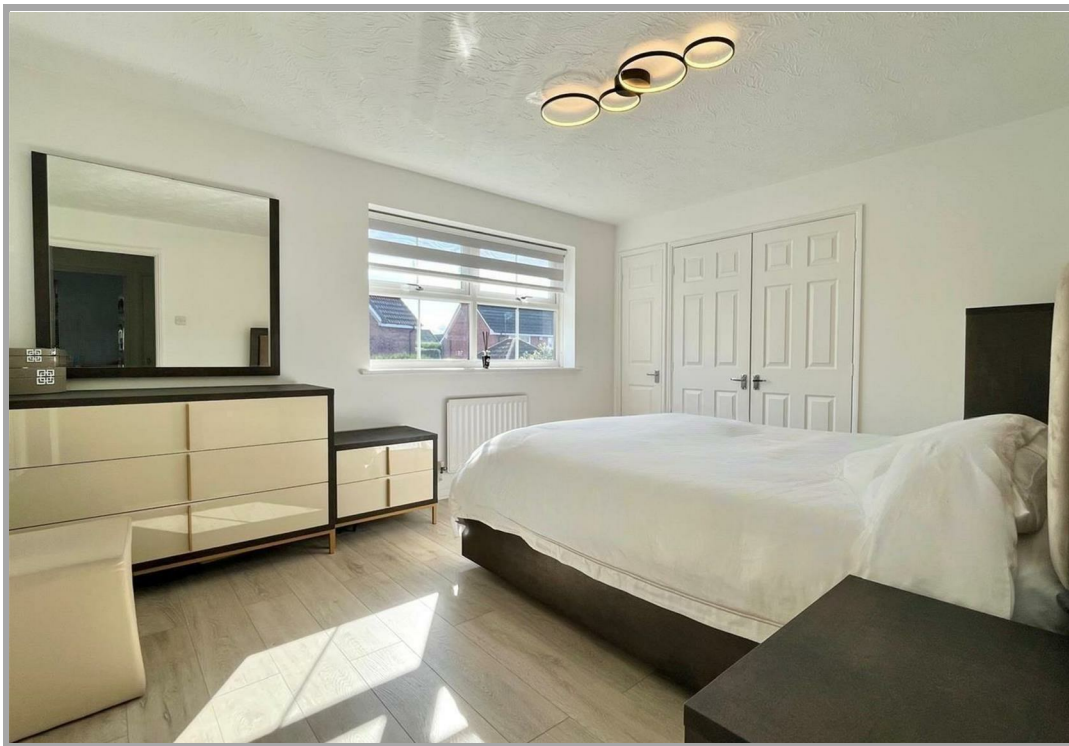
MAIN STAIRS & LANDING: PVC double glazed window to fore, doors open to four bedrooms, a family bathroom and storage.

BEDROOM ONE: 13'04 x 10'07: PVC double glazed windows to rear, space for double bed and complementing suite, built-in wardrobes, radiator, door back to landing and door to:

ENSUITE BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with splash screen door to side, floating vanity wash hand basin and low level WC, tiled splashbacks and flooring, ladder-style radiator, door back to bedroom.



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: F Council: Birmingham City Council





BEDROOM THREE: 12'02 x 10'07: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 10'01 x 8'05: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

BEDROOM FIVE: 8'09 x 6'06: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising walk-in shower cubicle with glazed splash screen door, floating vanity wash hand basin and low level WC, ladder-style radiator, tiled splashbacks and flooring, door back to landing.

STAIRS & LANDING TO EXTENSION: Double glazed skylight over, door opens to:

BEDROOM TWO: 13'05 x 12'08: PVC double glazed windows to fore with skylights opening to rear, space for double bed and complementing suite, fitted wardrobe space, mirrored radiator, door back to landing and door opens to:

ENSUITE BATHROOM: Double glazed obscure skylight to rear, suite comprising jet-function bath with splash screen window to side, floating vanity wash hand basin and low level WC, tiled splashbacks and flooring, ladder-style radiator, door back to bedroom.

REAR GARDEN: Timber-style paving advances from the accommodation and leads to lawn, together with gravel, mature shrubs and bushes line and privatise the property's border, with access being given to a:

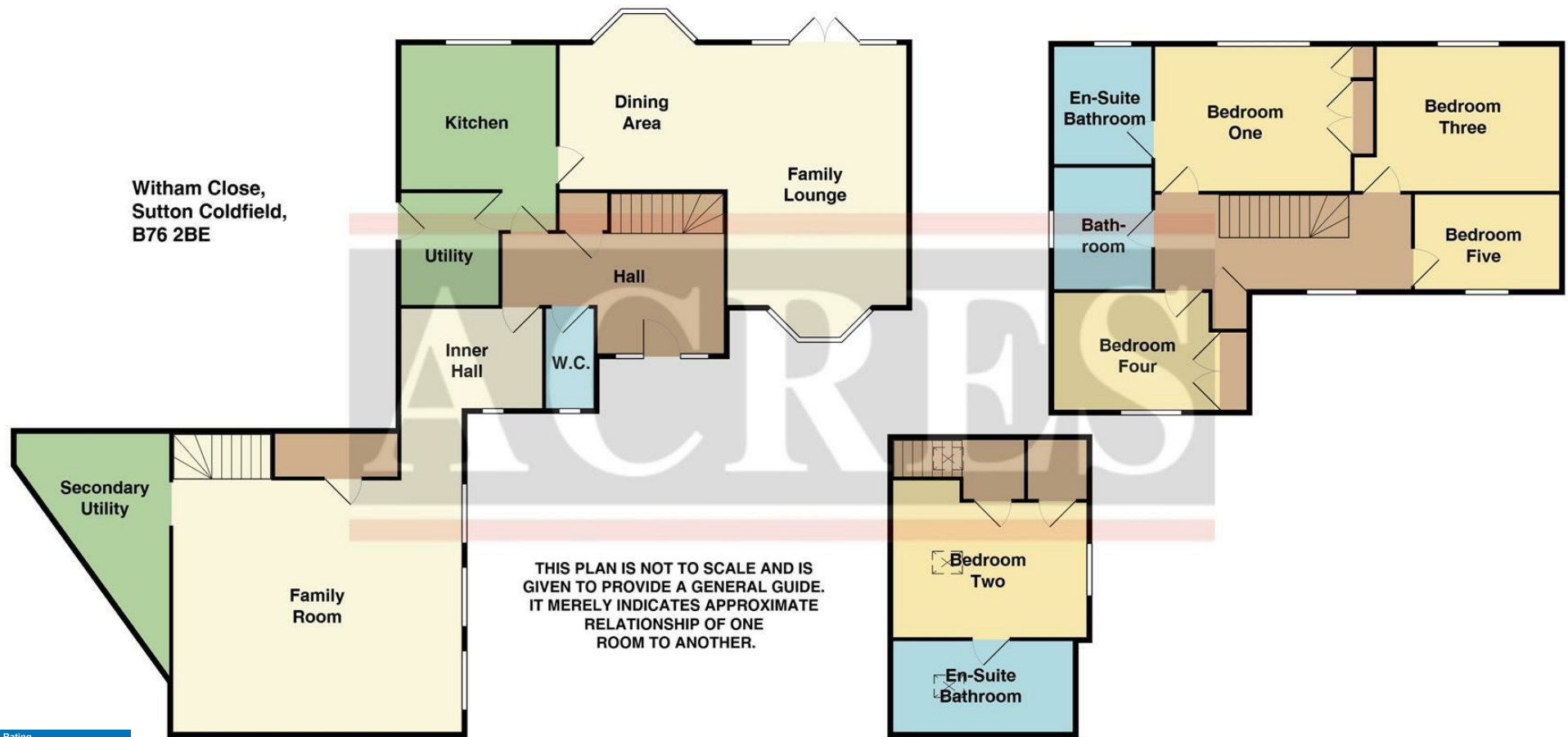
REAR GARDEN ROOM: Space is provided within for varying uses, a separate consumer unit ensures peace of mind for years to come, glazed windows and doors open back to garden.



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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	

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.