

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Three bedroomed, detached family home
- Immaculate condition ready for personalisation
- Master bedroom boasting en-suite shower
- Well-appointed family bathroom
- Spacious lounge through rear dining room
- Attractive rear conservatory
- Fitted breakfast kitchen and utility
- Guest cloakroom/WC
- Multivehicle drive with single garage
- Private and mature rear garden



**BEVERLEY CLOSE, SUTTON COLDFIELD, B72 1YF - ASKING PRICE £400,000**

This beautifully presented, three-bedroomed, detached home offers immaculate accommodation throughout, set within a peaceful cul-de-sac that sits perfectly between the vibrant high streets of Wyldes Green and Walmley. Both areas provide an excellent selection of everyday amenities, including cafés, restaurants, beauticians and a wide range of local shops. Families will value the choice of well-regarded schools nearby, while outstanding commuter links—such as the cross-city rail line and frequent bus services—ensure effortless travel to surrounding districts and beyond. With gas central heating and PVC double glazing (both where specified) and further benefitting from an alarm for security and peace of mind, the property is fully prepared for its next owners to move in and enjoy. The interior begins with a welcoming porch and a deep entrance hall that leads to a well-appointed breakfast kitchen, ideal for busy mornings. A generous lounge flows through to the dining area, creating an inviting space for both relaxation and entertaining. From here, a rear conservatory provides an additional seating area overlooking the garden and an attractive utility room is accessed directly from the kitchen. A guest cloakroom completes the ground floor. Upstairs, the home offers three spacious double bedrooms, each featuring fitted or built-in wardrobes. The main bedroom enjoys the added luxury of its own en-suite shower room, while a modern family bathroom serves the remaining rooms. The frontage presents a neat block-paved driveway flanked by lawned areas, leading to a single garage with an electrically-operated up-and-over door. The rear garden is a private retreat, enhanced by mature shrubs and shaped borders and includes a paved area ideal for outdoor dining and entertaining. An internal viewing is strongly recommended to appreciate the quality and comfort of this exceptional home. EPC Rating TBC.

Set back from the road behind a block paved drive with lawn to side, access is gained into the accommodation via a PVC double glazed set of French doors with windows to side into:

**PORCH:** A PVC double glazed obscure door with windows to side opens into:

**DEEP ENTRANCE HALL:** Doors open to guest cloakroom / WC and lounge, glazed door to kitchen, radiator, stairs off to first floor.

**FAMILY LOUNGE THROUGH DINING ROOM:** 27'02 x 12'02 max / 9'09 min: PVC double glazed window to fore, having French doors opening to a rear conservatory, space for complete lounge suite and dining table with chairs, radiators, breakfast window overlooks kitchen, with door back to entrance hall.

**REAR CONSERVATORY:** 9'11 x 8'08: PVC double glazed windows to rear, space for lounging suite, radiator, a PVC double glazed door opens to rear garden.

**FITTED KITCHEN:** 12'08 x 9'08: PVC double glazed window to rear, matching wall and base units with recesses for fridge / freezer, integrated oven, roll edged work surface with one and a half sink drainer unit, four ring gas hob with extractor canopy over, tiled splashbacks and flooring, breakfast window overlooks dining room, door to under stairs storage, glazed door back to entrance hall and further door to:

**UTILITY:** 7'05 x 6'04: PVC double glazed window and door to rear garden, matching wall and base units with recesses for freezer and washing machine, roll edged work surface with one and a half ceramic sink unit, tiled splashbacks and flooring, door back to kitchen.

**GUEST CLOAKROOM / WC:** Obscure window overlooks porch, suite comprising low level WC and pedestal wash hand basin, tiled splashbacks, radiator, door back to entrance hall.

**STAIRS & LANDING TO FIRST FLOOR:** PVC double glazed obscure window to side, doors open to three bedrooms, a family bathroom and airing cupboard.

**BEDROOM ONE:** 12'03 x 9'09: PVC double glazed window to rear, space for double bed and complementing suite, built-in wardrobes, radiator, door back to landing and door to:

**ENSUITE SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising step-in shower cubicle with splash screen door to fore, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to bedroom.

**BEDROOM TWO:** 11'02 x 11'00 max (into door recess) / 8'09 min: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobe, radiator, door back to landing.

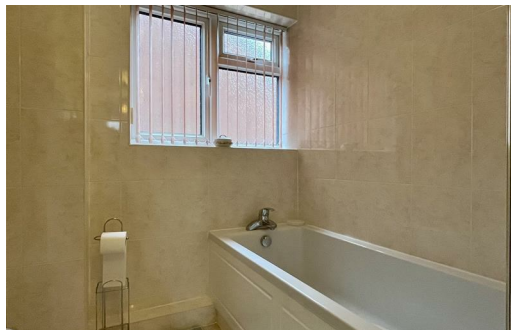
**BEDROOM THREE:** 10'09 x 8'05: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to side, suite comprising bath with bi-folding splash screen door to side, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks, door back to landing.

**REAR GARDEN:** A patio advances from the accommodation and leads to a well-maintained lawn, delightful mature shrubs and bushes line and privatise the property's border with access being given back into the home via doors to conservatory and to utility.

**SINGLE GARAGE:** 16'11 x 7'09 (please check suitability for your own vehicle use): An electrically operated up and over garage door opens to fore with further door providing access to side.





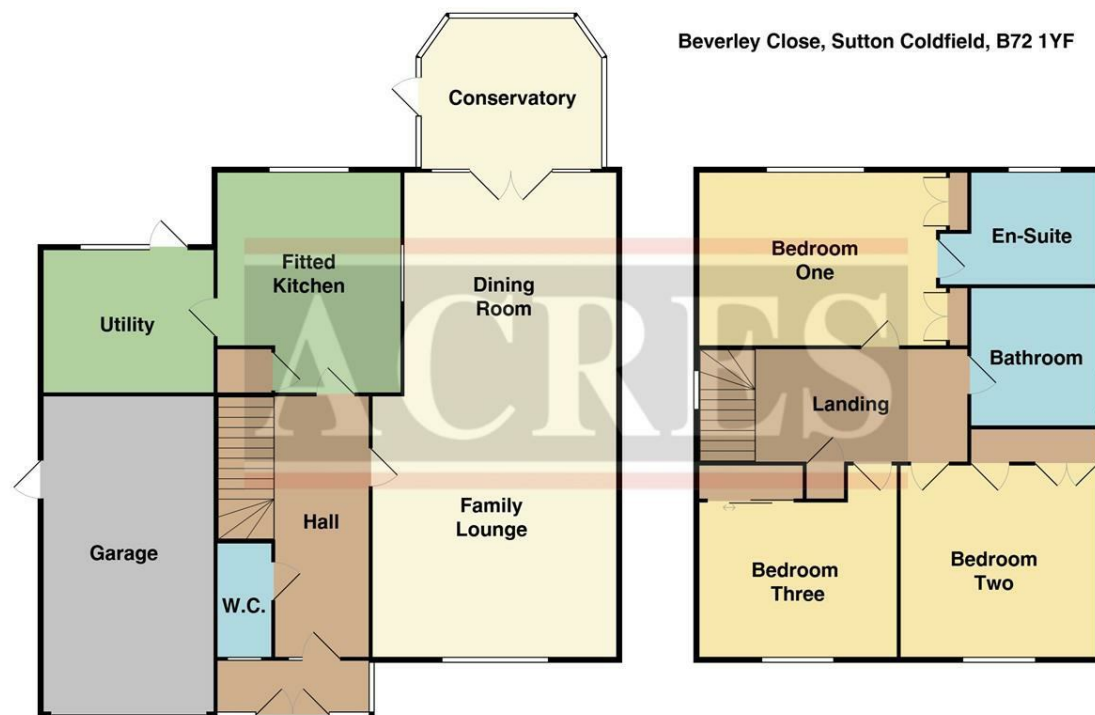


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

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

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