



- Four bedrooomed, detached family home
- En-suite shower to master bedroom
- Well-appointed family bathroom
- Spacious lounge with bay window to fore
- Rear dining room
- Fitted breakfast kitchen & considerable utility
- Snug/office & guest cloakroom/WC
- Deep entrance hall & porch
- Double garage with imposing drive to fore
- Private and mature rear garden



**SIR ALFREDS WAY, NEW HALL, B76 1ES - PRICE GUIDE £650,000**

Occupying an enviable plot with vast internal proportions, this four-bedded, detached family home presents an exceptional opportunity for complete personalisation. With incredible scope for extension and conversion (subject to the necessary planning permissions), this spacious property is ideal for those looking to create a bespoke living space tailored to their needs. Situated within walking distance of well-regarded schools catering to all ages, the home is perfectly positioned for families. A wealth of local shopping amenities, essential facilities, cafés and restaurants are readily accessible ensuring everyday convenience. Additionally, frequent bus services from the main road and Reddicap Heath provide seamless connectivity to surrounding town and city centre locations. For those who appreciate outdoor spaces, the highly popular and expansive New Hall Valley is just beyond the home directly adjacent, offering stunning green public spaces ideal for leisure and recreation. With its generous plot, potential and sought-after location, this home is a rare find. Benefiting from the provision of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: porch, deep entrance hall, family lounge with bay window to fore and double doors opening into a rear dining room, fitted breakfast kitchen, considerable utility, snug/office and guest cloakroom/WC. To the first floor are four delightfully proportioned bedrooms, the master boasting en-suite shower room, all other rooms are serviced by a family bathroom. Externally, a considerable tarmac drive with well-tended and sweeping lawn is provided, access is given into a double garage and side entrance, to the rear, patio progresses into lawn, mature shrubs and bushes line the home's perimeter. To fully appreciate the home on offer and its opportunity presented within, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a multivehicular tarmac drive with vast lawn to side, suitable for conversion to provide yet further parking space, access is given into the home via a PVC double glazed door with windows to side into:

**PORCH:**

Space for shoe storage, an internal obscure glazed timber door with window to side opens into:

**DEEP ENTRANCE HALL:**

Stairs off to first floor, radiator, doors open into a spacious family lounge, guest cloakroom/WC, play room/snug, fitted breakfast kitchen and understairs storage.

**SPACIOUS FAMILY LOUNGE: 19'00" (into bay) x 16'05" max 13'01" min:**

PVC double glazed bay window to fore, space for complete lounge set and complimenting suite, radiator, single door to entrance hall and double doors open into:

**DINING ROOM: 13'01" x 9'00":**

PVC double glazed window with French door opening to rear garden, space for dining table and chairs, radiator, double doors back to lounge and single door into:

**FITTED BREAKFAST KITCHEN: 15'07" x 8'10":**

PVC double glazed windows to rear, matching wall and base units with integrated oven having grill over and dishwasher, recess for free-standing fridge/freezer, edged work surfaces having four ring gas hob and extractor canopy over, one and a half sink drainer unit, tiled splashbacks, space for breakfast table and chairs, radiator, single doors back to entrance hall and dining room, obscure glazed door opens into:

**LARGE UTILITY: 19'04" x 6'06":**

PVC double glazed windows to rear, obscure door to side opens to rear garden, matching base units with multiple recesses for white goods including washing machine and dryer, edged work surface with stainless steel sink drainer unit, radiator, tiled splashbacks, obscure door back to breakfast kitchen, single door to double garage and extra obscure glazed door opens to side entrance.

**PLAYROOM / SNUG: 8'09" x 8'05:**

PVC double glazed window to fore, space for play suite or potential office furniture, radiator, door back to entrance hall.

**GUEST CLOAKROOM / WC:**

Obscure glazed window overlooking side entrance, suite comprising low level WC and pedestal wash hand basin, tiled splashbacks, door back to entrance hall.

**STAIRS & LANDING:**

Doors open to four bedrooms, a family bathroom and airing cupboard.

**BEDROOM ONE: 13'01" x 12'06":**

PVC double glazed windows to fore, space for double bed and complimenting suite, radiator, doors to landing and to:

**ENSUITE SHOWER ROOM:**

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

**BEDROOM TWO: 12'02" x 11'04":**

PVC double glazed window to fore, fitted wardrobes with central recess for bed, radiator, door to over-stairs cupboard and back to landing.

**BEDROOM THREE: 9'10" x 9'00:**

PVC double glazed window to rear, space for bed and complimenting suite, radiator, door back to landing.

**BEDROOM FOUR: 10'02" x 7'10":**

PVC double glazed window to rear, space for bed, radiator, door to storage cupboard and back to landing.

**FAMILY BATHROOM:**

PVC double glazed window to rear, suite comprising bath with glazed splash screen door to side, pedestal wash hand basin and low level WC, ladder style radiator, tiled splashbacks and flooring, door back to landing.

**REAR GARDEN:**

Paving advances from the accommodation and leads to lawn, mature shrubs and bushes line the home's perimeters, access is given to both sides of the home with one side being large enough for a garden shed, doors open back to the home via dining room and utility.

**DOUBLE GARAGE: 17'07" x 15'06: (Please check suitability for your own vehicle):**

Up and over garage door to fore, door back to utility.

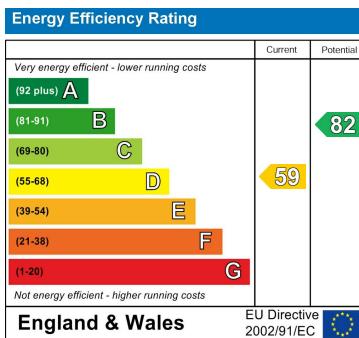


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

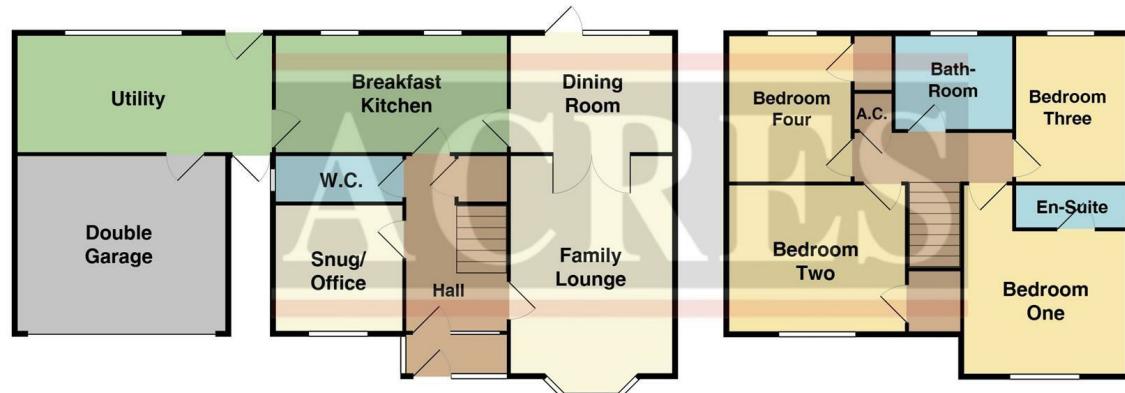
**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** F

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



Sir Alfreds Way, Sutton Coldfield, B76 1ES



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.