

ACRES

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- Four bedroomed, detached home
- Master boasting en-suite shower room
- Well-appointed bathroom
- Spacious lounge with boxed bay window
- Attractive rear dining with with patio doors
- Renewed fitted kitchen with upgraded features
- Inner hall & guest WC
- Single garage
- Multivehicle drive
- Delightful rear garden



RET福德 DRIVE, NEW HALL, B76 1FE - O.I.R.O £450,000

Set within the ever-popular New Hall estate and just a stone's throw from the vast beauty and open space of New Hall Valley, this beautifully presented and stylish four bedroomed, freehold family home offers superb accommodation enhanced by a range of impressive upgrades. Immaculately maintained throughout, the property is perfectly suited to its next prospective purchasers. Daily amenities are within walking distance, along with a variety of cafés, restaurants, and readily-available bus services providing ease of commute. The area also benefits from well-regarded schooling. Further features include gas central heating and PVC double glazing (both where specified). Internally, the home is entered via a porch leading into a welcoming entrance hall. A delightful refitted kitchen incorporates quality finishes, including a Quooker tap and hideaway oven door. The spacious family lounge enjoys a feature boxed bay window, while the rear dining room offers an ideal space for entertaining, with patio doors opening to the garden. An inner hall provides access to a guest cloakroom/WC and garage. To the first floor, four well-proportioned bedrooms offer excellent flexibility, with the master bedroom benefitting from built-in wardrobes and an en-suite shower room. A family bathroom services the remaining bedrooms. Externally, the property is approached via a multi-vehicle driveway with lawn to side and access to the single garage. The rear garden provides a peaceful and private setting, enhanced by established shrubs and seasonal planting, ideal for relaxing, dining and entertaining during the warmer months. To fully appreciate the accommodation and lifestyle opportunity on offer, internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a multi vehicular 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: An obscure glazed door opens into:

ENTRANCE HALL: Doors open to family lounge and fitted kitchen, radiator, stairs off to first floor.

FAMILY LOUNGE: 16'03 x 14'01: PVC double glazed bay window to fore, space for complete lounge suite, gas coal-effect fire set upon a limestone hearth having matching surround and mantel over, radiator, door back to entrance hall and door to:

DINING ROOM: 12'03 x 8'04: PVC double glazed sliding patio doors open to rear, space for dining table and chairs, radiator, door back to lounge and door to:

FITTED KITCHEN: 14'04 x 12'00: PVC double glazed window to rear with PVC double glazed obscure door to side, matching wall and base units with integrated full-line fridge, double oven with microwave function and slide-away door, plate warming drawer, edged granite work surface with four ring electric induction hob having extractor canopy over, stainless steel sink with Quooker tap and draining grooves cut to side, matching upstands, doors open back to entrance hall and dining room, a further door opens to:

INNER HALL: Doors open to a guest cloakroom / WC and garage.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising low level WC and wash hand basin, radiator, door back to inner hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to four bedrooms, a family bathroom and airing cupboard.

BEDROOM ONE: 11'09 x 10'05: PVC double glazed windows to fore, built-in wardrobes, space for double bed and complementing suite, radiator, door back to landing and to:

ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, suite comprising shower with bi-folding glazed splash screen door, pedestal wash hand basin, panelled splashbacks, radiator, door back to bedroom.

BEDROOM TWO: 10'04 x 8'07: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'02 x 8'09: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 9'01 x 6'08: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising bath, low level WC and pedestal wash hand basin, 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 well-tended bushes line the property's border with access being give back into the home via doors to dining room and to kitchen.

GARAGE: 16'03 x 7'03: (please check suitability for your own vehicle use): Up and over garage door to fore, recesses for freezer and washing machine.



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) 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		



Retford Drive, Sutton Coldfield, B76 1FE



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