ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
0121 313 2888 walmley@acres.co.uk @ www.acres.co.uk



- Four-bedroom freehold detached family home
- Master suite with en-suite bathroom
- Further family bathroom
- Spacious formal dining room
- Substantial rear lounge
- Multi-vehicle driveway & single garage
- Generous & beautifully landscaped rear garden
- Highly sought-after position
- Close to local amenities
- Well-regarded schooling nearby





PENNS LANE, SUTTON COLDFIELD, B72 1BP - ASKING PRICE £550,000

This executive-style, traditional four-bedroom freehold detached family home has been thoughtfully extended and converted to create an exceptional residence offering generous and versatile accommodation throughout. Occupying a highly desirable position on Penns Lane, the property has been beautifully maintained and enhanced during its long-standing ownership, with the quality of finish and attention to detail reflecting the current owners' exacting standards. Providing further scope for personalisation, this impressive home presents a rare opportunity for discerning buyers. Ideally located within walking distance of the excellent amenities found in both Walmley and Wylde Green, the property also benefits from readily-available bus services and convenient access to the Cross City rail line via Chester Road station, making it perfectly suited to families and commuters alike. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises an enclosed porch, welcoming entrance hall, spacious formal dining room, substantial rear lounge, guest cloakroom/WC, cosy snug, fitted breakfast kitchen, utility room and a rear conservatory overlooking the garden. To the first floor are four exceptional bedrooms, including an impressive principal suite with a generously proportioned en-suite bathroom, whilst a comprehensive family bathroom serves the remaining accommodation. Externally, the home is approached via a multi-vehicle driveway leading to a single garage. To the rear, a beautifully landscaped garden provides a private and peaceful retreat, offering the perfect setting for outdoor entertaining or simply relaxing in secluded surroundings. Combining traditional character with spacious family living in one of the area's most desirable locations, this outstanding home can only be fully appreciated through internal inspection. EPC Rating D.

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

PORCH: Space is provided to sides for storage, an obscure glazed door with window to side opens into:

ENTRANCE HALL: Glazed double doors open to a formal dining room, glazed door to an extended family lounge, doors to guest cloakroom/WC and snug, double doors to understairs storage, radiator, stairs off to first floor.

DINING ROOM: 16'01 x 12'11: PVC double glazed bay window to fore, space for dining table and chairs, radiator, glazed double doors open back to entrance hall.

FAMILY LOUNGE: 17'08 x 12'00: Double glazed sliding patio doors open to rear garden, space for a complete lounge suite, radiator, gas coal effect fire set upon a limestone style hearth, surround and mantle, glazed door back to entrance hall.

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

SNUG: 14'03 x 8'04: PVC double glazed windows to rear, space for lounge suite or use as an office room, even further potential to convert and open up into kitchen (STPP), radiator, door to entrance hall and access is provided to:

FITTED BREAKFAST KITCHEN: 12'03 x 10'09: PVC double glazed window and door open to rear conservatory, matching wall and base units with integral oven having grill over and microwave, recess for dishwasher, roll edged work surface with gas hob having extractor canopy over, one and a half sink drainer unit, tiled splashbacks and matching upstands, radiator, space for breakfast stalls to a breakfast bar, tiled flooring, access back to snug and access is also provided into:

UTILITY: 10'11 x 4'05: Matching wall and base units with recesses for washing machine, dryer and fridge/freezer, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks and flooring, door to garage and access back to kitchen.

REAR CONSERVATORY: 12'08 x 9'11: PVC double glazed French doors with windows opening to rear garden, space is provided for a garden lounge suite or dining set, tiled flooring, door back to kitchen.

STAIRS & LANDING TO FIRST FLOOR: A split stair well provides doors that open to the separate master suite, three further bedrooms and a fully comprehensive family bathroom.

MASTER BEDROOM: 16'00 x 10'10: PVC double glazed bow window to fore, space for double bed and complimenting suite, radiator, door back to landing and further, glazed door opens to:

ENSUITE BATHROOM: Suite comprising free standing bath, low level WC and pedestal wash hand basin, towel radiator, tiled flooring and panelled splashbacks, glazed door back to bedroom.

BEDROOM TWO: 16'07 (into bay) x 12'11 max 12'11 min: PVC double glazed bay window to fore, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 13'01 x 11'11: PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM FOUR: 9'00 x 8'00: PVC double glazed window to fore, space for bed and complimenting suite, radiator, door back to landing.

FAMILY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, corner shower with splash screen doors, pedestal wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Paved patio advances from the home providing space for dining and entertaining, a path leads to prominent lawn with delightful shrubs and bushes lining and privatising the home's border.

SINGLE GARAGE: (Please check suitability for your own vehicle) Up and over garage door to fore, door to utility.





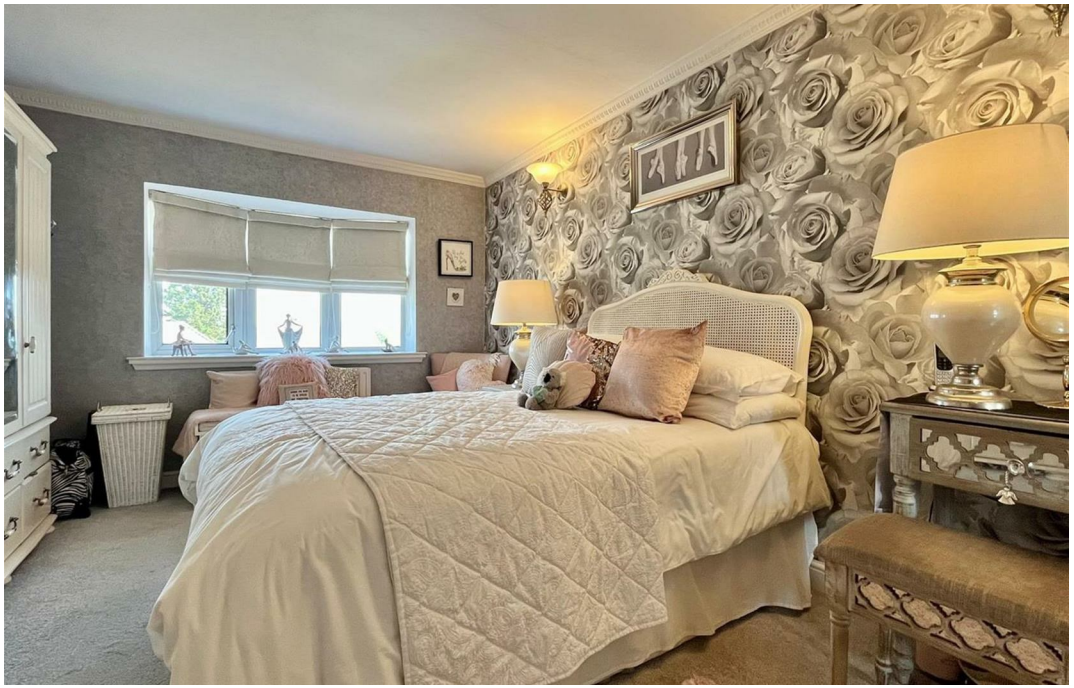
















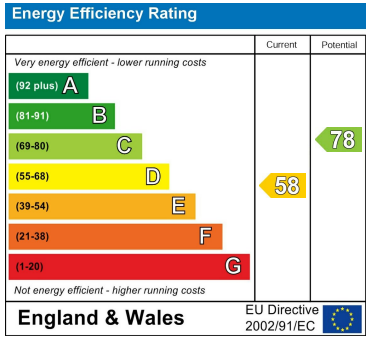
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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





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.