



35 Elm Road, Sutton Coldfield, West Midlands, B76 2PQ

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

This beautifully appointed and expensively refined executive detached residence boasts an abundance of luxurious features and refinements and is offered for sale in first class decorative order throughout. The heart of this home is a superbly fitted open plan kitchen/breakfast/family room which offers a comprehensive range of luxury base and wall units complimented by quality integrated appliances and a feature wood block style breakfast bar showcased by quartz worksurfaces and expensive ceramic floor tiling. Elm Road is approached from Walmley Road and enjoys a popular and sought-after residential location within easy reach of comprehensive amenities. Local shops and restaurants are nearby on Wylde Green road with Walmley village only a short driving distance away.

Regular public transport services provide commuters with ease of access to Sutton Coldfield, Four Oaks and Birmingham city centre. There area is well served by schools including Walmley Junior School, Deanery Primary School and The Shrubbery School. Light and bright throughout with a contemporary feel, internal inspection is essential and reveals the following; canopy porch entrance, attractive reception hallway with kardean style flooring, decorative panel to half height and staircase leading off. A modern guest cloakroom/WC has feature tiles to half height and border tile.

The through lounge is a stunning room the feature of which is a large inset expensive living flame fire with side display plynths and insert downlighting, dual aspect windows including double casement french doors and windows opening to the rear terrace. A formal separate dining room is a generously proportioned room with kardean style woodgrain flooring and window to the front elevation. Superbly fitted open plan kitchen/breakfast/family room affords a comprehensive range of high gloss base and wall units with feature breakfast and quartz work surfaces, integrated appliances, windows and double casements doors opening out onto the rear garden.

Useful separate utility room with door to side completes the ground floor accommodation. On the first floor are five good bedrooms. The principal bedroom is a splendid room complimented by a walk-in dressing area with fitted wardrobes and a modern well appointed ensuite shower room with a range of floor cupboards, hand wash basin with lever mixer tap and WC with concealed suite, enjoying full height ceramic floor and wall tiling. Bedroom two also benefits from an en-suite shower room with modern white suite and the principal family bathroom has been reappointed to offer a large bath with glazed screen, hand held shower and additional large fixed shower head, vanity unit with cupboard under and expensive coordinated ceramic wall tiling.

Outside, a detached double garage has driveway approach and provides ample secure parking with additional off street parking to the fore. The rear garden is larger than average and has been landscaped. Enjoying a good degree of privacy with close boarded fencing to boundaries, a full width paved terrace is ideal for entertaining with centre pathway and inset lawns.



Canopy Porch

Hallway

Lounge 18' 6" x 11' 6" (5.63m x 3.50m)

Dining Room 9' 2" x 12' 3" (2.79m x 3.73m)

Family Area/Kitchen 12' 5" x 25' 1" (3.78m x 7.64m)

Utility

W/C

Double Garage

Landing

Bedroom One 18' 6" max x 11' 8" (5.63m x 3.55m)

Ensuite

Bedroom 2 9' 2" x 12' 3" (2.79m x 3.73m)

Bedroom Three 10' 4" x 12' 1" (3.15m x 3.68m)

Ensuite

Bedroom Four 8' 0" x 12' 2" (2.44m x 3.71m)

Bedroom Five 7' 7" x 7' 8" (2.31m x 2.34m)

Family Bathroom

Tenure: We can confirm that the property is Freehold

Services Connected: Mains electricity, gas, water and drainage

Council Tax Band: We can confirm that the council tax band is " payable to Birmingham City Council.

Viewings : Strictly via appointment through our Exclusive and Rural Homes Department on 0121 308 5511 or via sales@exclusiveandruralhomes.co.uk



FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating

**NEW INSTRUCTION
AWAITING
EPC**

Map Location





Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.





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