



Walmley Road, Walmley  
Sutton Coldfield, B76 2PL

Offers in the Region Of £475,000

# Walmley

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An impressive detached bungalow occupying a prime location within the Royal Borough of Sutton Coldfield.

Set back behind a sweeping gated driveway internal inspection reveals welcoming reception hall, elegant formal lounge with feature fire place & double doors leading to a fabulous open plan kitchen/dining/family room which brims with natural light & has an array of contemporary fitted units with separate useful utility off.

There are five good sized bedrooms with the master bedroom & bedroom two being enhanced by contemporary en-suite shower rooms & bedrooms three & four having french doors leading onto the rear garden. Luxury family bathroom is located off the reception hall with bath & separate shower cubicle.

A particular feature of the property is the extensive mature rear garden which provides a tranquil space for alfresco entertaining.

Garage & large driveway to the fore provides ample off road parking.

Varied shops & amenities are available nearby along with schools for all ages & transport links including access to the Midlands motorway networks & public transport services.

Internal inspection is highly encouraged to fully appreciate this spacious & beautifully presented home.





## Property Specification

HIGHLY DESIRABLE LOCATION  
 EXTENSIVE PLOT  
 PRIVATE MATURE REAR GARDEN  
 LARGE GATED DRIVEWAY & GARAGE  
 FIVE BEDROOMS, TWO WITH EN-SUITE SHOWER ROOMS

Reception Hall 7.70m (25'3") x 2.30m (7'7")

Lounge 5.99m (19'8") x 4.32m (14'2")

Kitchen/Dining/Family Room 7.35m (24'1") x 6.08m (19'11")  
 max

Utility 1.83m (6') x 1.80m (5'11")

Master Bedroom 6.82m (22'5") x 4.11m (13'6")

En-suite 2.38m (7'10") x 1.01m (3'4")

Bedroom 2 7.27m (23'10") x 2.11m (6'11")

En-suite 2.75m (9') x 0.85m (2'9")

Bedroom 3 5.65m (18'6") x 2.80m (9'2")

Bedroom 4 5.65m (18'6") x 2.75m (9')

Bedroom 5 3.54m (11'7") x 1.54m (5')

Bathroom 3.54m (11'7") x 2.35m (7'9")

Garage

### Agent's Note:

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.  
 Came on the market: 3rd September 2020

### Viewer's Note:

Services connected: Gas, Electric, Water & Drainage  
 Council tax band: E  
 Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		73	
(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, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

