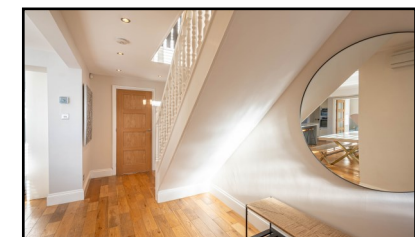


ACRES

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



- Superb location, discretely tucked away
- Extensively reconfigured and improved
- Four very good sized bedrooms
- Designer Porcelanosa ensuite shower room to second bedroom
- Designer Porcelanosa his and hers family bathroom
- Immaculate, open-plan fitted breakfast kitchen with dining area
- Dual-aspect, delightful lounge with triple glazed bi-folding doors
- Play room / study and designer Porcelanosa wet room
- Considerable cobble-print drive having electric charger
- Low-maintenance, well-tended rear garden



5 CHATER DRIVE, WALMLEY, B76 2BJ ~ Offers Over £650,000

Nestled deep within an unassuming yet delightfully proposed shared drive, this immaculate, deceptively large, four bed detached house has been tastefully configured to present an architecturally unique home, combining modern, contemporary design together with simplistic living suitable for a plethora of families. The considerable internal proportions are complimented by the property's proximity to essential shopping facilities in Walmley, Minworth and Sutton Coldfield town centre, with ease of commute being provided through access to the A38 and M6. Local parks, trails, public houses and restaurants all boost social experiences in the area, in addition to the excellent educational opportunities. Complimented by gas central heating, PVC double glazing and triple glazing (where specified), extra security is provided through a house alarm, all front aspect windows provide fitted Hillarys shutter-style blinds, and designer Porcelanosa bathroom suites depict the incredible standard the property offers. Internal rooms briefly comprise: a welcoming entrance hall having access into a substantial open-plan and superb fitted breakfast kitchen with dining space, glazed double doors open to a study / play room which has been converted from a garage, a timber door opens into wet room, further doors lead from hall into a utility / cloakroom, additional glazed double doors open into a dual-aspect family lounge with triple glazed bi-folding doors opening to a rear patio. To the first floor, a through landing advances to a master bedroom with fitted double wardrobes, further doors lead directly from the landing into three bedrooms, the second having an ensuite shower room. All bedrooms are serviced by a well-appointed family bathroom. Externally, a renewed, significant, cobble-print drive having electric charging point gives access into the accommodation, cobble-print continues into the rear garden, allowing space for dining, low-maintenance lawn having timber fencing to perimeters completes the external offerings. To fully appreciate the home on offer, its true proportions and incredible specification, we highly recommend internal inspection. Council

Set back from the road behind a tarmac shared drive, the property offers renewed cobble-print drive with access to an electric charging point, access is gained into the accommodation via a timber secure door giving access into:

HALL:

PVC double glazed obscure window to fore, under-stairs dressing area having stairs off to first floor, glazed double doors open to a dual-aspect lounge, timber door to utility / cloak room, access given into kitchen / dining room, timber flooring

OPEN PLAN FITTED BREAKFAST KITCHEN / DINING AREA: 19'1 x 19'0 (max) / 5'11 (min):

PVC double glazed windows to fore and to rear, fitted shutter-style blinds mounted to front aspect windows, matching wooden Shaker-style wall and base units having integrated dishwasher and recesses for an American-style fridge freezer, a variety of drawers, overhead cupboards and bespoke fitted corner units, edged quartz work surfaces having matching upstands, integrated five ring electric induction hob having extractor canopy over, integrated Belfast sink, oven having combination microwave plus grill over, kitchen island with contrasting Shaker-style units, space for bar stools, timber flooring, space for large dining table, re-fitted radiator, access given back into hallway and glazed double doors open into:

PLAY ROOM / STUDY: 11'8 x 11'1 (max) / 7'7 (min): PVC double glazed windows to fore having shutter-style blinds over, re-fitted radiator, glazed double doors open to kitchen, recessed downlights and door into:

DESIGNER PORCELANOSA WET ROOM: PVC double glazed obscure windows to rear, floating wash hand basin having mixer tap over, low level vanity WC, ladder style radiator, tiled splashbacks and flooring, a timber door opens back into play room / study

DUAL ASPECT FAMILY LOUNGE: 19'0 x 11'3: PVC double glazed windows to fore having shutter-style blinds over, triple glazed bi-folding patio doors to rear, wall panelling, re-fitted radiators, glazed double doors open back to hall

UTILITY / CLOAKROOM: 6'3 x 5'1: Plumbing is provided for washing machine and dryer, built-in Sharps handle-less cloaks storage, tiled flooring, triple glazed door gives access to rear patio and timber door back into hall

STAIRS & LANDING: PVC double glazed windows having fitted shutter-style blinds to fore, wall panelling, recessed downlights, access to a considerable loft space, doors open to four bedrooms and a family bathroom

DUAL ASPECT MASTER BEDROOM: 15'8 x 13'3: PVC double glazed windows to fore and to rear having shutter-style blinds over fore aspect, built-in double wardrobes having Shaker-style doors, radiator, access to loft via ladders, touch-sensitive main lighting and door opens back to a through landing space

BEDROOM TWO: 15'8 x 11'8 (max) / 9'7 (min): PVC double glazed windows to rear having fitted shutter-style blinds over, radiator, doors open to landing and to:

DESIGNER PORCELANOSA ENSUITE SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising step-in shower with glazed sliding door, floating wash hand basin and vanity low level WC, tiled splashbacks and flooring, ladder style radiator, door radiates to bedroom

BEDROOM THREE: 11'7 x 9'6 (max) / 8'9 (min): PVC double glazed window to rear having fitted shutter-style blinds over, built-in wardrobe, radiator and door to landing

BEDROOM FOUR: 11'8 x 9'8 (max) / 7'4 (min): PVC double glazed windows to fore having fitted shutter-style blinds over, built-in wardrobe, radiator, recess for door to landing

DESIGNER PORCELANOSA FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen to side, vanity low level WC and floating wash hand his and hers basins, tiled splashbacks and flooring, ladder style radiator, recessed downlights, door to landing

REAR GARDEN: Cobble-print patio provides access for dining area, low-maintenance lawn with timber fencing lines the perimeters, access is gained back into the accommodation via triple glazed bi-folding doors to lounge and door to utility / cloakroom



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



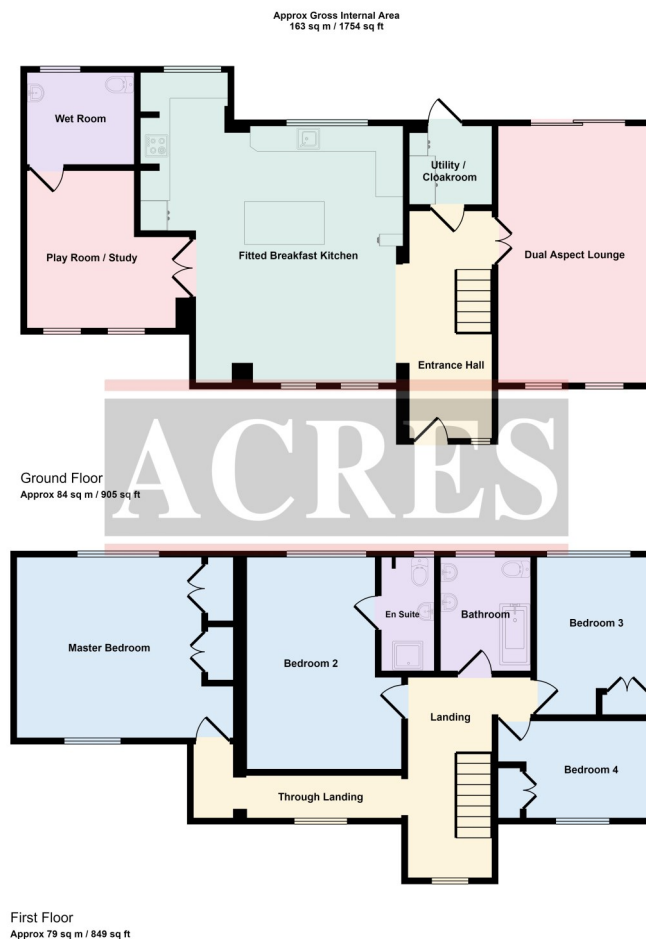
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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.

TENURE: We have been informed by the vendors 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: F

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	76 C
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.