

ACRES

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



- * Two bedroomed, mid terraced family home
- * Master boasting fitted wardrobes and overstairs storage
- * Superb family bathroom
- * Spacious lounge with dining space
- * Fitted high-gloss kitchen to fore
- * Attractive front garden with renewed paving
- * Low maintenance rear garden with patio
- * Parking for two cars
- * Set in an enviable position of Walmley
- * Close to excellent educational opportunities



39, CHATER DRIVE, WALMLEY, B76 2BJ ~ Asking Price £260,000

Nestled beautifully upon a shared drive providing access to a number of enviably placed homes, this well-proportioned and tastefully decorated, two bedroomed, mid-terraced family home offers opportunity for a variety of buyers ranging from first timers, to downsizers. Located in a friendly community with convenient access to local amenities, schools, and transport links, this beautifully presented home is ready to welcome its new owners. Embrace the opportunity to live in a space where every detail has been thoughtfully considered, offering a perfect blend of style, comfort, and practicality. Excellent educational opportunities for all ages can be found within walking distance, shopping facilities in Walmley and Minworth provide a comprehensive array of daily essentials, with further retail therapy being available in Wylde Green. A delightful park can be found at the end of the estate and provides opportunity for socialisation. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: Entrance hall, doors open to a fitted, high-gloss kitchen and a sizeable, rear lounge through dining space. To the first floor, two well-proportioned bedrooms are offered with the master boasting built-in wardrobes and overstairs storage, all rooms are served by an impressive family bathroom. Externally, two spaces are provided in a tarmac parking area allowing for one-in-one-out parking, renewed paving leads to the accommodation having lawn to side. To the rear, paving continues and advances from a patio door into lounge, offering artificial turf and a raised, entertaining space with shared access behind timber fencing for garden waste disposal. To fully appreciate the home on offer, improvements that have been made and its attractive features throughout, we highly recommend internal inspection. EPC RATING D.

Set back from the road behind a paved path, tarmac allocated one-in, one-out parking is provided for, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL:

Doors open to kitchen and rear family lounge, radiator, stairs off to first floor.

FITTED KITCHEN: 8'9 x 6'9:

PVC double glazed box window to fore, matching wall and base units with recesses for washing machine and free-standing fridge / freezer, integrated oven, roll edged work surfaces with four ring electric hob and extractor canopy over, stainless steel circular sink unit, tiled splashbacks, radiator, door back to hall.

FAMILY LOUNGE: 13'10 x 12'9:

PVC double glazed windows to garden having door to side, radiator, door to understairs storage and to hall.

STAIRS & LANDING:

Doors lead to two bedrooms and a family bathroom.

BEDROOM ONE: 11'2 x 9'8:

PVC double glazed window to fore, built-in wardrobe and double overstairs storage cupboards, radiator, door to landing.

BEDROOM TWO: 11'5 (into door recess) x 9'8 (max):

PVC double glazed window to rear, radiator, door to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath with glazed bi-folding door to side, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN:

Matching paved patio from the front of the accommodation leads to the rear, artificial lawn to centre and a rear raised patio area with space for dining and shed storage.



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)

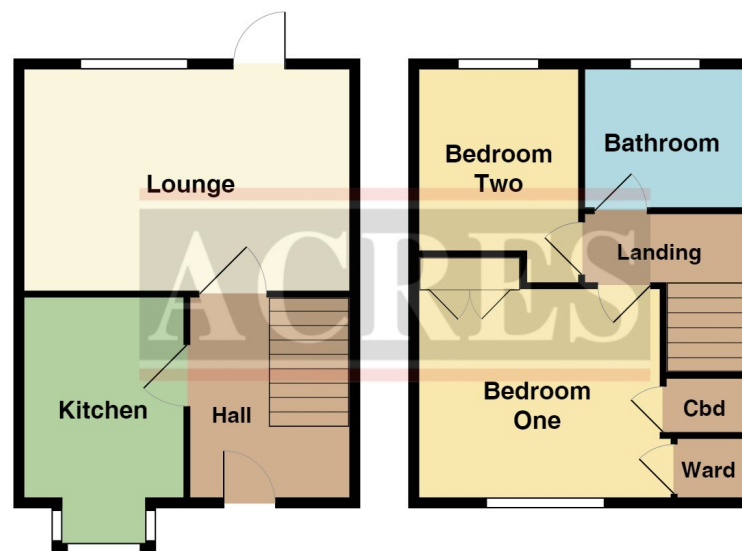
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Chater Drive, Sutton Coldfield



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GUIDE. IT MERELY INDICATES THE RELATIONSHIP BETWEEN ONE ROOM AND ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		