

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Meticulously crafted & delightfully presented throughout
- \* Three heavily spacious bedrooms
- \* Superb, remodelled family bathroom
- \* Considerable lounge through dining area
- \* Impressive rear garden room
- \* Appealing & modern fitted breakfast kitchen
- \* Private, manicured rear garden
- \* Multivehicular drive and single, integral garage
- \* High specification & renewed gas boiler
- \* Sought after location within catchment



***6 CATER DRIVE, WALMLEY, B76 2PS ~ Offers Over £365,000***



Meticulously remodelled and enviably presented together with unassuming, imposing living proportions throughout, this delightfully crafted, generous, three bedroomed semi-detached family home is positioned off the main Walmley road, on a quiet, sought-after estate in Sutton Coldfield. Excellent educational opportunities for all ages combined with transportation links through readily available bus services makes ease of commute to surrounding towns and cities comfortable. Within immediate proximity to essential shopping amenities in Walmley Village, with a variety of pharmacies, convenience stores, cafes and a public house. Further comprehensive shopping is obtainable in Minworth, Sutton Coldfield town centre and the Fort. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), increased security through a property alarm and private video surveillance, as well as a recently re-fitted combination boiler, no stone has been left unturned in the pursuit of absolute quality. Briefly comprising: entrance hall having access to a refitted, high-gloss handle-less kitchen, a glazed door leads from hall into a considerable lounge through dining area with sliding patio doors to rear and further sliding doors to a garden room. To the first floor, replenished wooden balustrades lead to three, well-proportioned double bedrooms, all of which are serviced by a superb, high specification bathroom with unique waterfall shower, hollow back vanity wash hand basin and overhead starlights. Externally, a tarmac multivehicular drive with lawn to side gives access to an up and over, integral garage, to the rear, printed patio advances to well maintained lawn, large manicured shrubs and conifers line the perimeter and add further important privacy to the home. To fully appreciate the accommodation on offer, its vast improvements and opportunity for further conversion, we highly recommend internal inspection.

Set back from the road behind a tarmac drive with low-level brick wall having lawn and gravel, a multivehicular drive gives access into the accommodation via a PVC obscure glazed door into:

**DEEP & WELCOMING ENTRANCE HALL:** A glazed internal door separates an initial porch area from the rest of the entrance hall, access is given into a superb fitted breakfast kitchen and a glazed door into an imposing lounge through dining area, stairs off to first floor, vertical radiators.

**SUPERB FITTED BREAKFAST KITCHEN: 11'9 x 7'1:** PVC double glazed window to fore, matching high-gloss, handle-less wall and base units with under-lights, integrated fridge / freezer, washing machine and dishwasher, edged, laminated work surfaces having matching splashbacks with an integrated four ring electric hob having extractor canopy over, sink drainer unit with mixer tap over, integrated double oven having option for grill, further pantry-style storage, PVC double glazed obscure door gives access to side, recessed downlights, access back into hall.

**CONSIDERABLE LOUNGE THROUGH DINING ROOM: 18'7 x 11'10:** Renewed double glazed sliding patio doors lead to garden and to conservatory, radiator, wall-mounted fire with pebble-style and stone surround, space for large sofas, space for dining table, glazed door gives access back to hall and sliding doors open into:

**REAR CONSERVATORY: 9'6 x 9'3:** PVC double glazed windows to rear, having double doors opening to patio, double doors open back to dining room.

**STAIRS & LANDING:** PVC double glazed obscure picture window to side, doors radiate to three bedrooms and a family bathroom, wooden and stainless steel balustrade, access is given to loft.

**BEDROOM ONE: 12'8 x 9'1:** PVC double glazed window to fore, fitted wardrobes and complimenting bedside tables and chest of drawers, space for double bed, radiator, door to landing.

**BEDROOM TWO: 11'11 x 9'9:** PVC double glazed window to rear, fitted corner wardrobes, door to landing.

**BEDROOM THREE: 8'9 x 8'7:** PVC double glazed window to rear, door to landing.

**SUPERB FAMILY BATHROOM:** PVC double glazed obscure window to fore, a fitted D shaped bath with a recessed waterfall shower over, matching hollow-back vanity wash hand basin and low level WC, tiled splashbacks and flooring, ladder style radiator, recessed downlights and starlights, door leads back to landing.

**REAR GARDEN:** A paved print patio leads from conservatory and lounge and advances to lawn, mature, well-tended conifers line the perimeters and provide privacy. Access is gained down to the side of the accommodation and gives access back into the property via a PVC double glazed obscure door to kitchen.

**GARAGE:** **(Please check the suitability for your own vehicle use)** Up and over garage door to fore.





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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:

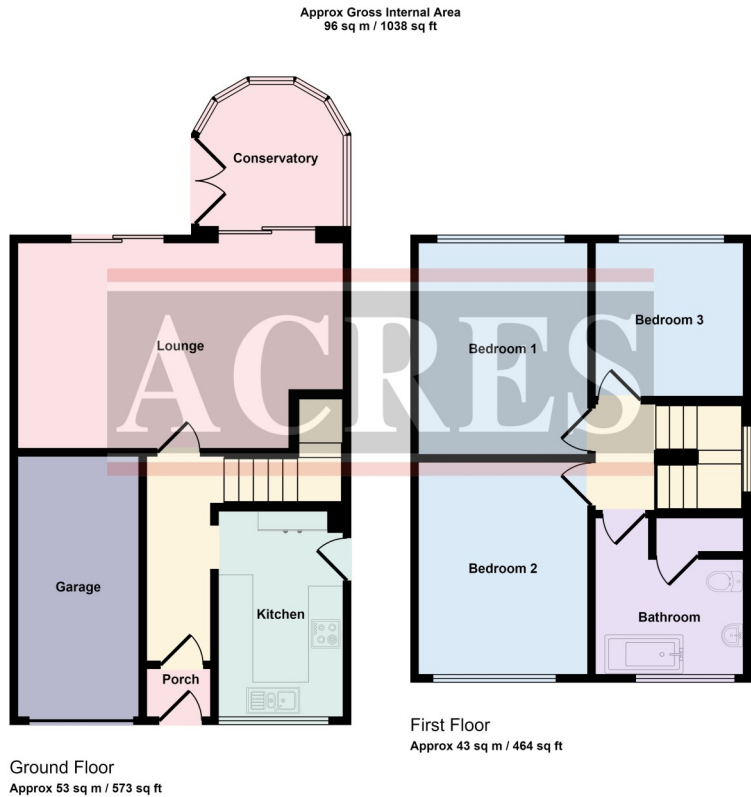
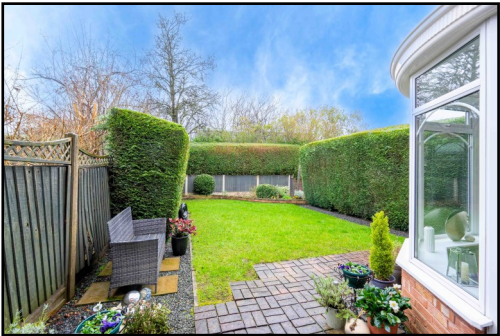
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FIXTURES & FITTINGS:

As per sales details.

VIEWING:

Recommended via Acres on 0121 313 2888



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		