

# ACRES

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



- Four bedroomed, detached & extended family home
- Master bedroom with ensuite shower room
- Well-appointed family bathroom
- Spacious lounge with bay window to fore
- Sizeable fitted breakfast kitchen through dining room
- Office/study & guest cloakroom/WC
- Utility and rear conservatory
- Multivehicular block paved drive to fore
- Private and mature rear garden
- Excellent position on a sought-after estate



**CHATER DRIVE, WALMLEY, B76 2BJ - OFFERS IN EXCESS OF £514,500**



Nestled on a sizeable plot in a highly desirable residential location, this beautifully extended, four-bedroomed detached family home offers generous living space, contemporary comforts & a prime position for both convenience & lifestyle. Situated within walking distance of Walmley High Street, residents can enjoy easy access to a vast array of amenities including shops, cafes & essential daily facilities. The home also benefits from excellent transport links with readily available bus services providing seamless connections to surrounding towns & Birmingham city centre. Families will appreciate the proximity to well-regarded & much sought-after schools, offering excellent educational opportunities. For those who enjoy the outdoors, an immediate public park is located at the entrance of the development, with further green spaces nearby including the stunning New Hall Valley, renowned for its vast natural beauty & scenic walking trails. This modern-built home is designed for both comfort & practicality, making it an ideal choice for growing families with the scope for an abundance of personalisation. Benefitting from the provision of gas central heating & PVC double glazing (both where specified), internal rooms currently briefly comprise: entrance hall, guest cloakroom/WC, sizeable family lounge with bay window to fore, substantial fitted breakfast kitchen through dining space, rear conservatory & office/study, a separate utility completes the ground floor accommodation. To the 1st floor, 4 delightfully proportioned bedrooms are provided, the master boasting en-suite shower room & fitted double wardrobes, a family bathroom services all other bedrooms. Externally, a multivehicular block paved drive leads into the home, to the rear, paving advances to lawn & offers mature shrubs & bushes to the perimeters, a side timber door gives access to a lean-to, entry into the home is provided via doors to conservatory & utility. we highly recommend internal inspection. EPC C.

Set back from the road behind a multivehicular, block paved drive with lawn and mature shrubs to sides, access is given into the home via a PVC double glazed, obscure door into:

**ENTRANCE HALL:**  
Doors open to lounge, guest cloakroom/WC, fitted breakfast kitchen through dining room and understairs storage, radiator, stairs off to first floor.

**FAMILY LOUNGE:** 14'00 into bay x 13'10 max 11'07 min:  
PVC double glazed bay window to fore with windows to side, gas living-flame fire with coal-effect set upon a tiled hearth having surround and wooden mantle over, space for complete lounge suite, radiator, door back to entrance hall.

**GUEST CLOAKROOM / WC:**  
PVC double glazed obscure window to fore, suite comprising low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to entrance hall.

**FITTED BREAKFAST KITCHEN THROUGH DINING ROOM:** 29'11 x 10'09:  
PVC double glazed windows to rear, matching wall and base units with recesses for fridge, freezer, dishwasher and Rangemaster oven, contrasting work surfaces with one and a half sink drainer unit, tiled splashbacks and stainless steel splashbacks with extractor canopy over, space for dining suite, radiator, doors to entrance hall, utility, office/study and access provided into:

**REAR CONSERVATORY:** 11'06 x 8'10:  
PVC double glazed French doors and windows open to rear garden, space for lounge suite, radiator, access back into dining area and breakfast kitchen.

**OFFICE / STUDY:** 8'01 x 5'01:  
PVC double glazed window to fore, radiator, space for complete office suite, door back to kitchen.

**UTILITY:** 6'11 x 4'09:  
PVC double glazed door opens to side, matching wall and base units with recesses for washing machine and dryer, roll edged work surface, tiled splashback, door back to kitchen.

**STAIRS & LANDING:**  
Doors open to four well-proportioned bedrooms, a family bathroom and storage cupboard.

**BEDROOM ONE:** 12'00 x 11'11:  
PVC double glazed window to fore, built-in double wardrobes, space for double bed and complimenting suite, radiator, door back to landing and into:

**ENSUITE SHOWER ROOM:**  
PVC double glazed obscure window to side, suite comprising step-in shower cubicle with glazed splash screen door, low level WC and wash hand basin, tiled splashbacks, ladder style radiator, door back to bedroom.

**BEDROOM TWO:** 9'10 x 9'09:  
PVC double glazed window to rear, built-in wardrobe, space for double bed and complimenting suite, radiator, door back to landing.

**BEDROOM THREE:** 11'06 x 6'09:  
PVC double glazed window to fore, radiator, space for bed and complimenting suite, door back to landing.

**BEDROOM FOUR:** 11'07 (into door recess) x 9'05 max / 8'06 min:  
PVC double glazed window to rear, space for bed and complimenting suite, radiator, door to eaves and back to landing.

**FAMILY BATHROOM:**  
PVC double glazed obscure window to rear, suite comprising P-shaped bath with curved splash screen door to side, low level WC and wash hand basin, tiled splashbacks and flooring, ladder style radiator, door back to landing.

**REAR GARDEN:**  
A paved patio advances from the home and progresses into lawn, mature shrubs and bushes together with timber-lined perimeters privatise the accommodation, access is given down to the side of the home and a separate 'lean-to', access is given back into the home via doors to conservatory and utility.

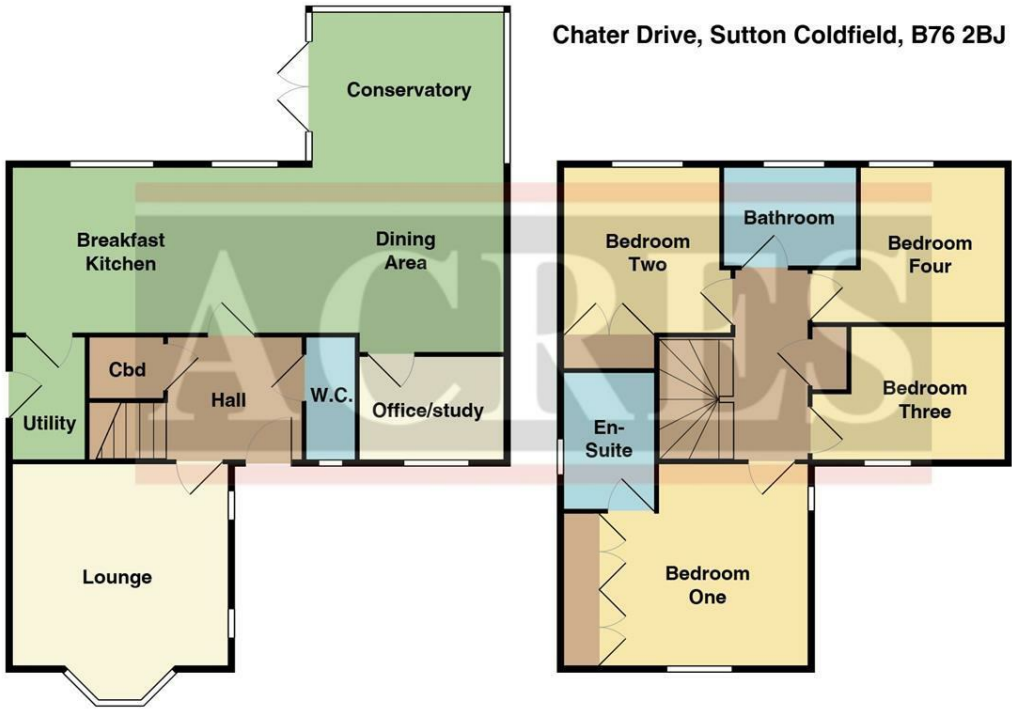
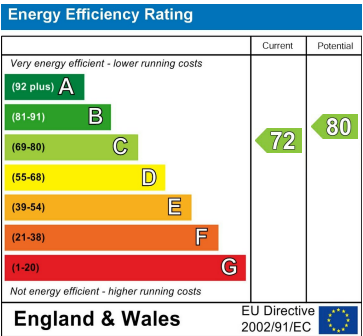




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 313 2888



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.