

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Three bedroomed, end-of-terrace, freehold home
- Master with recently refitted en-suite shower room
- Well-appointed family bathroom
- Sizeable lounge through rear dining area
- Superb, refitted kitchen
- Guest cloakroom/WC & single garage
- Tarmac drive to fore
- Private & mature rear garden
- Excellent position close to amenities
- No onward chain



**CHATER DRIVE, WALMLEY, B76 2BJ - OFFERS AROUND £345,000**



This superb three-bedroomed, end-of-terrace, freehold family home is perfectly positioned in the heart of Walmley with no onward chain, just a short walk from a highly-regarded infant & primary school, as well as a wide range of local shops, amenities & everyday facilities. Offering the ideal blend of convenience & comfort, the property presents excellent scope for personalisation, while already benefitting from thoughtful modernisation in key areas. Ready for immediate occupation upon completion, it represents an exciting opportunity for a family seeking to settle in a highly sought-after location. The home enjoys an enviable position with outstanding access to nearby parks, local shopping, & regular bus services, while more extensive retail & leisure facilities are easily accessible in neighbouring town & city centre destinations. Internally, the property benefits from gas central heating (recently serviced) & PVC double glazing throughout. The welcoming entrance hall opens into a spacious family lounge, which in turn flows seamlessly into the dining area at the rear. A beautifully refitted kitchen, installed approximately 3 years ago, provides a stylish & practical hub of the home & is complemented by a guest cloakroom/WC. On the 1st floor, a well-appointed bathroom & 3 well-proportioned bedrooms are arranged to suit a variety of family needs. The master bedroom is particularly impressive, featuring fitted units around a central bed, a built-in wardrobe gallery, & a recently refitted en-suite shower room. Externally, the property is approached via a tarmac driveway, leading to a single garage, with the option to extend the driveway for additional parking. To the rear, a paved patio & lawned garden with mature shrubs provide a private & welcoming outdoor space, perfect for family enjoyment. We strongly recommend an internal inspection to fully appreciate the quality, potential & excellent location this delightful family home has to offer. EPC Rating C.

Set back from the road behind a tarmac drive with brick paved border and path, a bush-lined perimeter privatises the border with access being given into the home via a canopy porch and obscure glazed door to:

**ENTRANCE HALL:** Stairs off to first floor, radiator, door opens to:

**FAMILY LOUNGE THROUGH DINING AREA:** 25'05 (through dining area) x 9'10: PVC double glazed window to fore, having bay window to rear, space for complete lounge suite and dining table with chairs, ornamental fireplace set upon a granite hearth having matching surround and period mantel over, radiators, doors to hall, under stairs storage and to:

**SUPERB REFITTED KITCHEN:** 11'07 x 7'11 max / 5'03 min: PVC double glazed window and door open to rear garden, matching high-gloss wall and base units with integrated fridge, dishwasher and Neff oven with Neff microwave over, roll edged work surfaces with inset stainless steel sink unit, induction electric hob having extractor canopy over, matching upstands, radiator, doors back to lounge, garage and:

**GUEST CLOAKROOM / WC:** PVC double glazed obscure window to rear, suite comprising corner wash hand basin and low level WC, radiator, tiled splashback, door back to kitchen.

**STAIRS & LANDING:** Doors open to three bedrooms, a family bathroom and airing cupboard.

**BEDROOM ONE:** 10'10 x 9'10: PVC double glazed bow box window to fore, space for double bed and complementing suite, fitted matching units having bedside and dressing areas, radiator, door back to landing, access is provided to a walk-in wardrobe area, offering built-in double wardrobes, door is also provided to:

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

**BEDROOM TWO:** 9'07 x 7'11: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 9'07 x 6'05: PVC double glazed window to rear, space for bed and complementing suite, built-in sliding wardrobes, radiator, door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising bath, low level WC and pedestal wash hand basin, tiled splashbacks, radiator, door back to landing.

**REAR GARDEN:** A paved, landscaped patio advances from the accommodation and leads to lawn, mature well-tended shrubs and bushes line and privatise the property's border, a garden shed is provided, with access being given back into the home via a PVC double glazed door to kitchen, side access to the property is also provided.

**SINGLE GARAGE:** 16'07 x 8'00: (please check suitability for your own vehicle use): Up and over garage door to fore, recesses are provided along with a washing machine and dryer. The garage offers the potential for a conversion to make an additional reception room (subject to the necessary planning permissions).

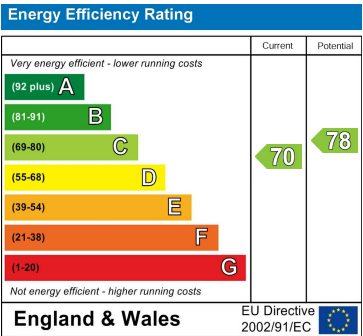




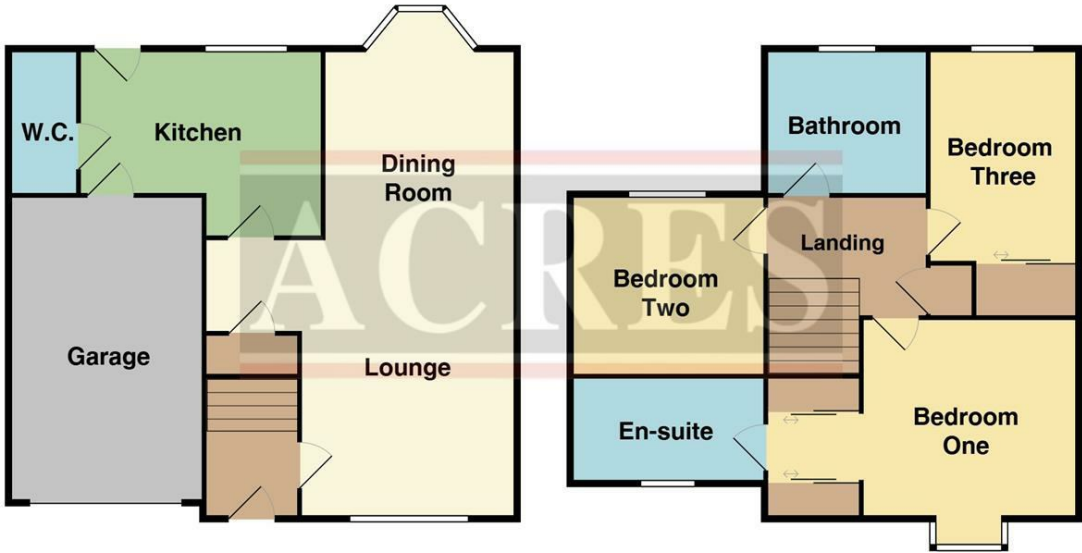
**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** D

**VIEWING:** Highly recommended via Acres on 0121 313 2888



Chater Drive, Sutton Coldfield, B76 2BJ



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.