

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Calder Drive

Sutton Coldfield, B76 1GG

£150,000



Council Tax: C



# 127 Calder Drive

Sutton Coldfield, B76 1GG

£150,000



## LOUNGE

14 x 11'9 (4.27m x 3.58m)

## BREAKFAST KITCHEN

14 x 9'1 (4.27m x 2.77m)

## BEDROOM ONE

11'9 x 10'5 (3.58m x 3.18m)

## BEDROOM TWO

9'3 x 7'3 (2.82m x 2.21m)

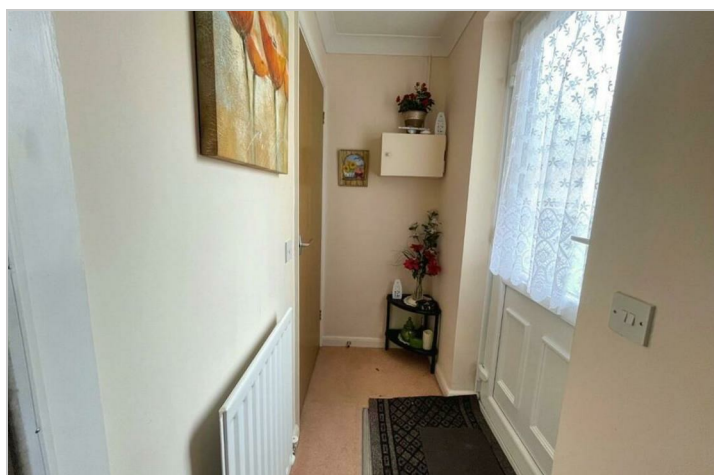
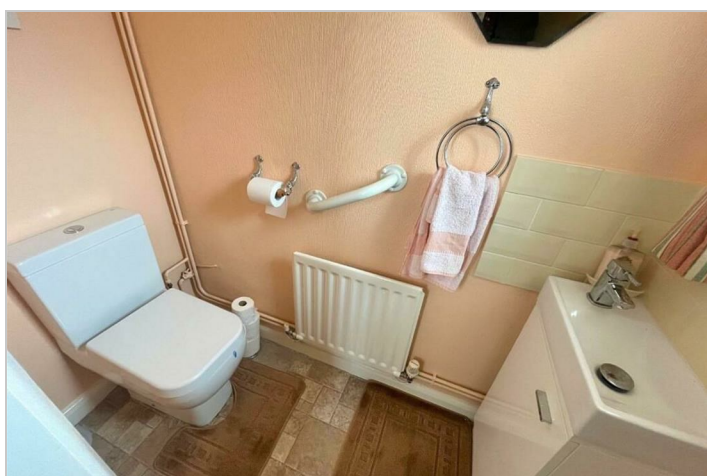


Offered with no upward chain and within walking distance of Walmley village amenities, this very spacious over 55's retirement town house in competitively priced, offers gas central heating, double glazing and must be seen - briefly comprising;

Reception hall, guests cloaks, living room, kitchen/breakfast room, 2 bedrooms, bathroom. Outside, communal gardens and parking.

EPC D.

Note: Leasehold with 61 years unexpired and we understand that there is a monthly service charge of £201.15 for the communal maintenance, building insurance and the cost of the site warden.



## Road Map



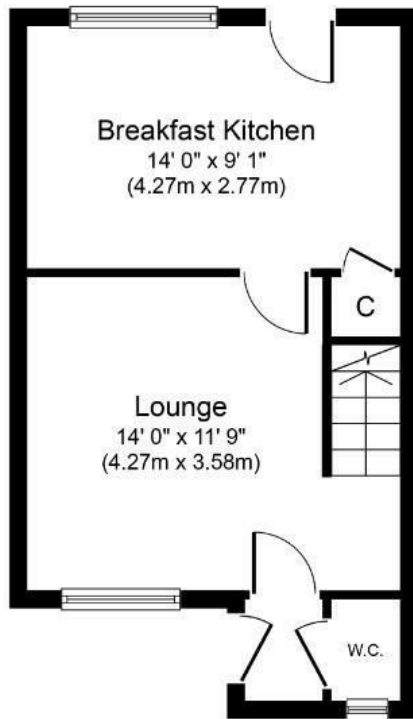
## Hybrid Map



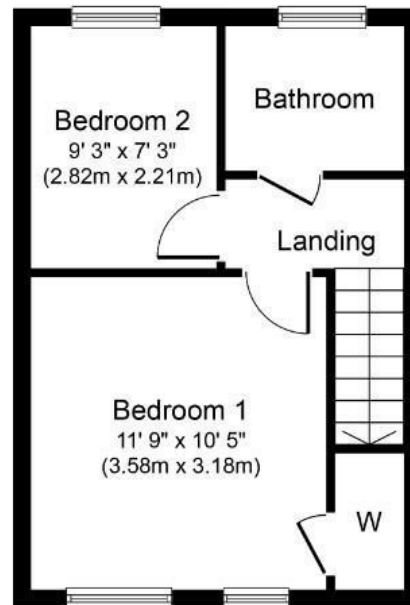
## Terrain Map



## Floor Plan



**Ground Floor**  
Approximate Floor Area  
320 sq. ft.  
(29.8 sq. m.)



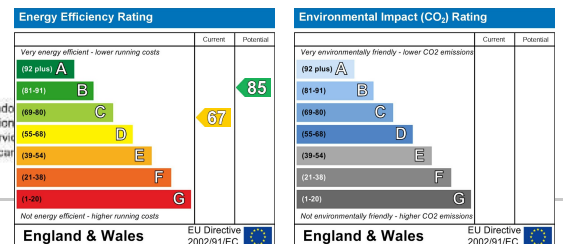
**First Floor**  
Approximate Floor Area  
296 sq. ft.  
(27.5 sq. m.)

## Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and stairs are approximate. The measurements should not be relied upon for valuation purposes only and should be used as such by any prospective purchaser or tenant. The service is provided for illustrative purposes only and no guarantee as to their operability or efficiency can be given.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.