

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Three double bedroomed, semi-detached
- Fully comprehensive recently renewed family bathroom
- Spacious lounge with dining space & study area
- Renewed, fitted family kitchen
- Attractive utility
- Multivehicle drive with single garage
- Immaculate rear garden with shrubs
- Superb standard throughout
- Close to local amenities
- Opportunity for personalisation



CATER DRIVE, WALMLEY, B76 2PS - OFFERS OVER £340,000

Situated in a popular and highly sought-after position in Walmley, Sutton Coldfield, this superbly presented three double bedroom semi-detached freehold family home offers generous internal proportions, complemented by tasteful and inviting décor throughout. Ideally positioned within walking distance of Walmley's vibrant high street, the property benefits from easy access to a wide range of amenities including pharmacies, cafés, and daily essentials. Excellent bus links available nearby provide convenient transport to surrounding towns and Birmingham city centre, making the location as practical as it is desirable. The home benefits from gas central heating via a Worcester Bosch boiler and PVC double glazing (both where specified), and the internal accommodation briefly comprises: a porch area leading into a welcoming entrance hall, a renewed fitted kitchen, and a spacious lounge offering ample room for dining alongside a cleverly designed understairs study area—perfect for home working. A thoughtfully converted section of the original garage now provides a useful utility space, enhancing the practicality of the ground floor layout. To the first floor, three impressively proportioned double bedrooms offer comfortable and versatile living arrangements, all serviced by a well-appointed and recently renewed comprehensive family bathroom. Externally, the property has been immaculately maintained, with a multi-vehicle driveway to the front providing ample off-road parking and access to a garage. To the rear, a generous garden laid mainly to lawn is complemented by designated dining and entertaining areas, creating an ideal setting for enjoying the warmer months. To fully appreciate the space, presentation, and location of this wonderful family home, internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a multi vehicular block paved drive with lawn and pebbled border offering planting, access is gained into the accommodation via a PVC double glazed obscure door into:

PORCH: An obscure glazed door opens to:

ENTRANCE HALL: Doors open to lounge, kitchen and utility, radiator, stairs off to first floor.

FITTED KITCHEN: 11'09 x 7'02: PVC double glazed window to fore, having obscure glazed door to side, matching wall and base units with integrated dishwasher, fridge, freezer, washing machine and oven with grill, edged work surface with four ring gas hob having extractor canopy over, sink drainer unit, radiator, door opens back to entrance hall.

FAMILY LOUNGE THROUGH DINING AREA: 18'03 x 12'08: PVC double glazed French doors and windows open to rear garden, space for complete lounge suite and dining table with chairs, radiators, access is provided to an under-stairs study area, door back to entrance hall.

UTILITY: 7'03 x 6'04: Base units with recesses for washing machine and fridge / freezer, radiator, door to garage / store and door opens back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms and a fully comprehensive family bathroom.

BEDROOM ONE: 11'11 x 9'10: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM TWO: 11'09 x 9'10: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'09 x 8'06: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure window to fore, suite comprising bath, step-in shower cubicle with glazed sliding splash screen doors, low level WC and vanity wash hand basin, tiled splashbacks, radiator, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border with access being given back into the home via PVC double glazed French doors into dining room / lounge.

GARAGE / STORE: (please check suitability for your own vehicle): Up and over garage door to fore.



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)

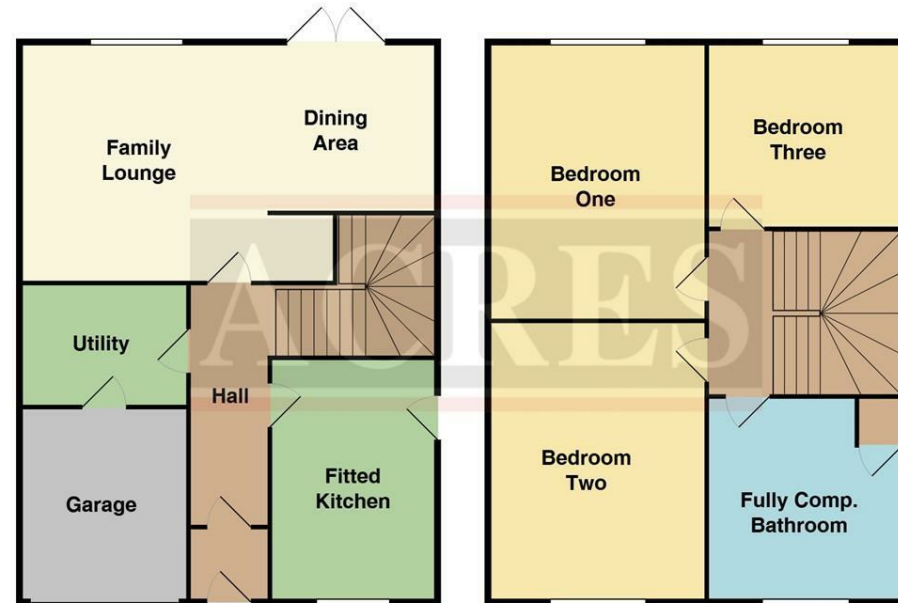
COUNCIL TAX BAND: C **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Cater Drive, Sutton Coldfield, B76 2PS



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPs and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.