

ACRES

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



- Sizeable, three bedroomed end of terrace
- Master with walk-in and en-suite shower room
- Well appointed family bathroom
- Spacious lounge through rear dining
- Updated fitted kitchen
- Multi vehicular driveway and single garage
- Beautifully presented sizeable rear garden
- Versatile plot offering great potential
- Well-regarded schooling nearby
- Conveniently placed for transport & amenities



CHATER DRIVE, WALMLEY, B76 2BJ - ASKING PRICE £360,000

Occupying a generous corner plot within the ever-popular Chater Drive development, this beautifully presented three-bedroom end-terraced freehold family home offers spacious accommodation, stylish interior décor and exceptional outdoor space, making it an ideal purchase for growing families. Perfectly positioned within walking distance of a host of everyday amenities, the property enjoys easy access to well-regarded schools, public parks and shopping for daily essentials. Walmley High Street is also close by, providing an excellent selection of cafés, pharmacies and further conveniences, whilst readily available bus services ensure straightforward commuting throughout the surrounding area and beyond. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a welcoming entrance hall, leading through to a substantial family lounge which opens into a rear dining room, creating an ideal space for both everyday living and entertaining. A renewed fitted kitchen provides ample storage and workspace, with internal access into the single garage. To the first floor, the property continues to impress with three genuine double bedrooms. The principal bedroom enjoys the luxury of a walk-in wardrobe area together with a contemporary en-suite shower room, whilst a well-appointed family bathroom serves the remaining bedrooms. Externally, the home is approached via an immaculate multi-vehicle driveway, complemented by attractive ornamental garden borders. To the rear, the garden is considerably larger than many neighbouring plots, with an expansive side garden offering outstanding potential for family enjoyment, landscaping or future extension, subject to the necessary planning permissions. Combining generous living accommodation, superb presentation and an enviable plot within one of Walmley's most desirable residential developments, this excellent family home must be viewed internally to be fully appreciated. EPC C.

Set back from the road behind a multi vehicular cobble print drive with delightful ornamental garden to side, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL: Radiator, stairs off to first floor, door opens to:

FAMILY LOUNGE THROUGH REAR DINING AREA:

LOUNGE: 14'06 x 12'10: PVC double glazed window to fore, radiator, space for complete lounge suite, door opens to under stairs storage and back to entrance hall, further door opens to a renewed fitted kitchen, access is provided to:

DINING AREA: 8'03 x 7'04: PVC double glazed bay window to rear, space for dining table and chairs, radiator, access is provided back to lounge.

FITTED KITCHEN: 11'10 x 7'11: PVC double glazed windows and door open to rear garden, matching wall and base units with integral oven having grill over, dishwasher and fridge / freezer, edged work surface with four ring electric hob having extractor canopy over, a sink unit with mixer tap over, matching upstands, radiator, door opens back to lounge / dining area and door opens to garage.

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

BEDROOM ONE: 10'07 x 9'09: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing and access is given to a walk-in wardrobe area with fitted wardrobes and door to:

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

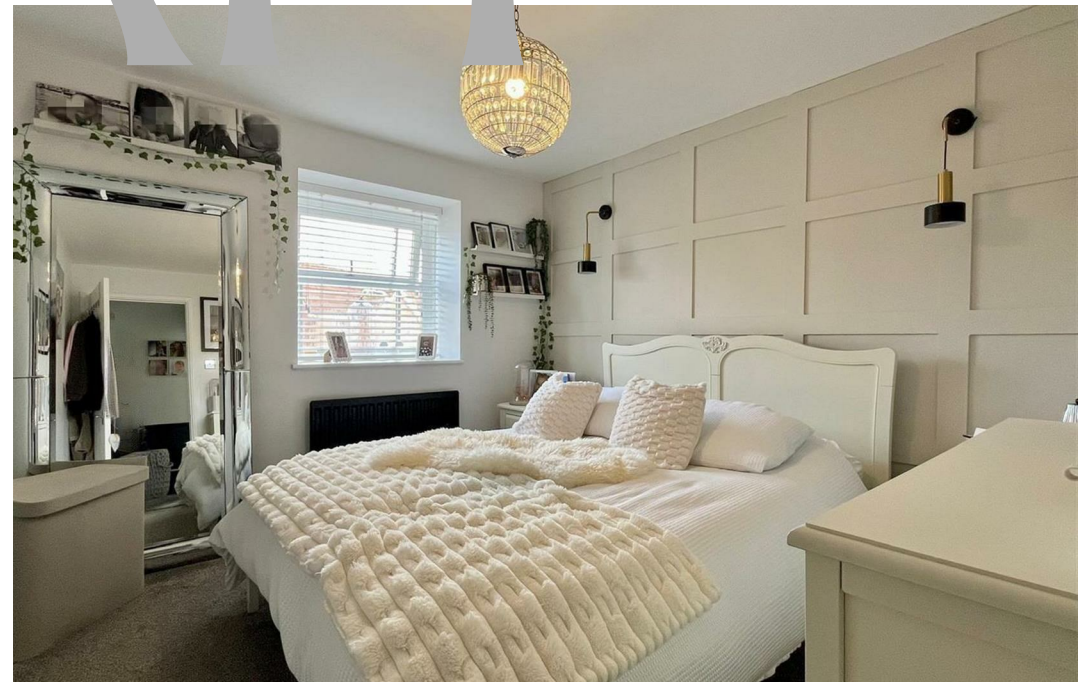
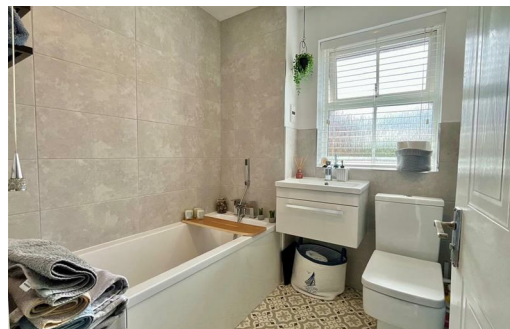
BEDROOM TWO: 9'06 x 7'11: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'10 x 6'04: PVC double glazed window to rear, space for bed and complementing suite, fitted wardrobe, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, low level WC and floating vanity wash hand basin, ladder style radiator, tiled splashbacks, 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 a PVC double glazed door into kitchen.

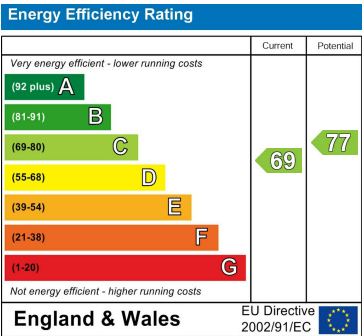
GARAGE: 16'04 x 7'08: (please check suitability for your own vehicle use): Recesses are provided for washing machine and dryer, a garage door operates to fore.



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 : D COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888



DRAFT



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.