



Checkley Croft, Walmley  
Sutton Coldfield, B76 1GE

Offers in the Region Of £260,000

A delightful and immaculately presented retirement bungalow for over 60's, with off road parking and maintained gardens located in a quiet cul de sac and in close proximity to the amenities of Walmley High Street.

The private entrance leads to the welcoming entrance hallway and doors to a modern fitted kitchen with a good array of storage cupboards and appliances; spacious lounge with patio doors to the garden and double doors to bedroom two/dining room; the generous master bedroom benefits from built in wardrobes and window to the rear garden. The shower room has been fitted to a high standard and includes a large shower cubicle, wash hand basin and WC.

To the exterior, there is parking to the front of the property and well-maintained landscaped gardens to enjoy surrounding the bungalow.

The property offers great comfort with pull cords located around the property connecting to a helpline.

All residents have access to the communal lounge, laundry room and library facilities.

Tenure: We can confirm the property is Freehold.

Service Charge: Awaiting

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Electric, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via [Walmley@paulcarrestateagents.co.uk](mailto:Walmley@paulcarrestateagents.co.uk)



### Room Measurements

Lounge 13' 7" x 11' 10" (4.14m x 3.60m)

Kitchen 9' 10" x 8' 2" (2.99m x 2.49m)

Bedroom One 13' 9" x 9' 3" (4.19m x 2.82m)

Bedroom Two/Dining Room 11' 10" x 7' 10" (3.60m x 2.39m)

Shower Room

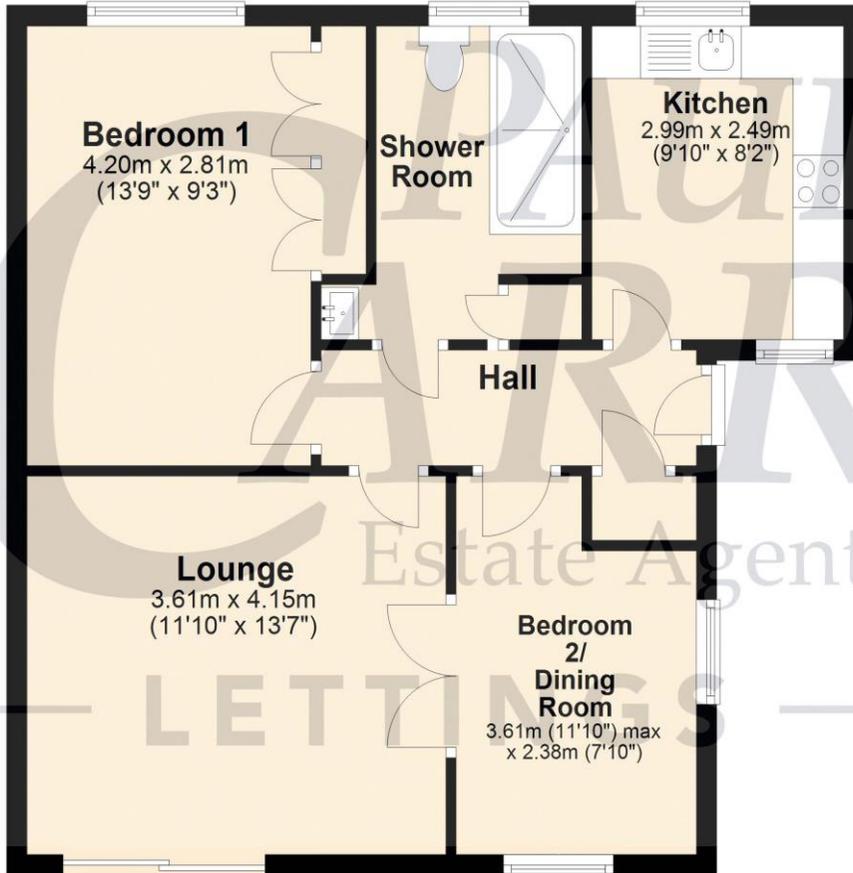




# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor

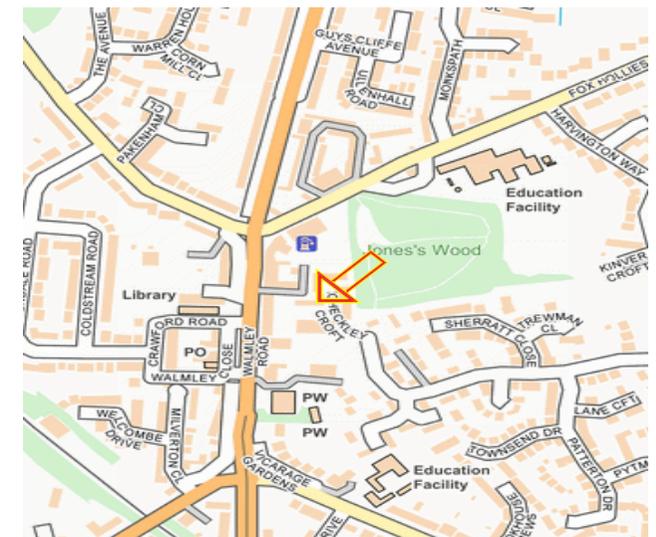


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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location







### **Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 7th May 2025