

ACRES

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- *** NO ONWARD CHAIN ***
- Over 55's development
- Two bedroomed end terrace
- Family bathroom & guest cloak/WC
- Attractive family lounge
- Generous fitted kitchen
- Well-maintained grounds & private patio area
- Impressively positioned close to local amenities
- Behind Walmley high street
- FREEHOLD ON COMPLETION!



CALDER DRIVE, WALMLEY, B76 1GG - ASKING PRICE £175,000

FREEHOLD ON COMPLETION! Set within a popular and highly sought-after estate just behind Walmley's vibrant High Street, this well-presented two-bedroom over 55's end-of-terrace home offers an excellent opportunity for a range of buyers. Ideally positioned for convenience, the property enjoys easy walking access to a variety of local amenities including pharmacies, cafés, and everyday shopping facilities, while frequent bus services nearby provide straightforward links to surrounding towns and city centre locations. Offered with no onward chain, the home further benefits from gas central heating and PVC double glazing (both where specified), enhancing comfort and efficiency throughout. Its end-of-block position adds an extra sense of privacy and appeal. Internally, the accommodation briefly comprises an inviting entrance hall with a well-appointed guest cloakroom/WC, a comfortable family lounge, and a generous fitted breakfast kitchen offering ample space for dining and entertaining. To the first floor, there are two well-proportioned bedrooms alongside a family bathroom. Externally, the property is approached via a paved pathway bordered by mature, neatly maintained lawns, creating an attractive first impression. To the rear, a private patio area provides an ideal setting for outdoor dining, overlooking pleasant garden surroundings. Early internal viewing is strongly recommended to fully appreciate the accommodation and location on offer. EPC Rating C.

Set back from the road behind a paved path with lawn to side, access is gained into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL:

Doors open to WC and lounge, radiator.

GUEST CLOAKROOM / WC:

PVC double glazed obscure window to fore, suite comprising low level WC and corner wash hand basin, tiled splashbacks, radiator, door back to entrance hall.

FAMILY LOUNGE: 14'00 x 11'04:

PVC double glazed window to fore, space for complete lounge suite, radiator, door back to entrance hall and to kitchen, stairs off to first floor.

FITTED BREAKFAST KITCHEN: 14'00 x 9'00:

PVC double glazed window to rear, matching wall and base units with recesses for fridge, freezer and washing machine, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, radiator, space for breakfast table and chairs, PVC double glazed door opens to rear patio, door to under stairs storage and door back to lounge.

STAIRS & LANDING TO FIRST FLOOR:

PVC double glazed obscure window to side, doors open to two bedrooms and a family bathroom, radiator.

BEDROOM ONE: 11'07 x 10'05:

PVC double glazed window to fore, space for double bed and complementing suite, radiator, fitted wardrobes, door to over stairs storage and door back to landing.

BEDROOM TWO: 9'02 x 7'02:

PVC double glazed window to rear, space for bed and complementing suite, 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, radiator, tiled splashbacks, door back to landing.

REAR PATIO / GARDEN:

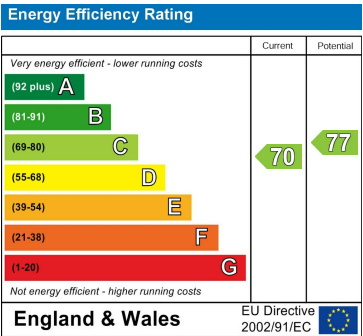
A paved patio advances from the accommodation and overlooks lawn, space is provided for dining or garden furniture, and space for potting / gardening.



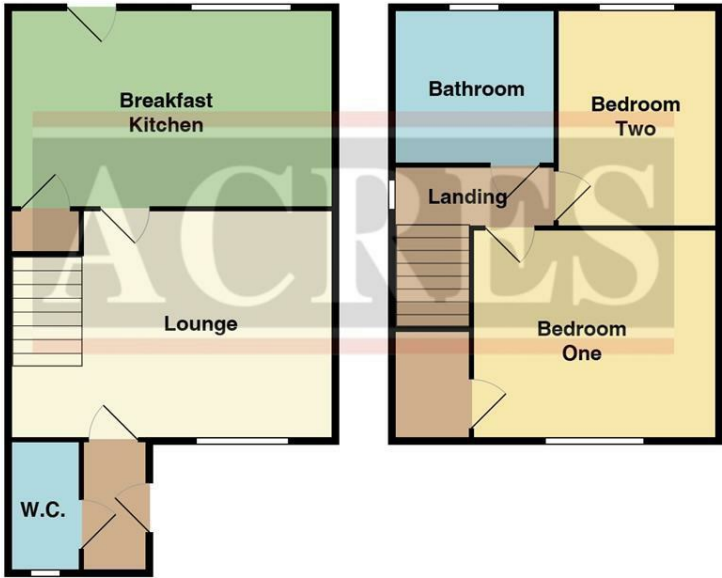
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 313 2888



Calder Drive, Sutton Coldfield, B76 1GG



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.