



## 1 Leven Croft, Walmley, Sutton Coldfield, B76 1YZ

£305,000

- Three bedroom end terrace
- Fitted modern kitchen
- Includes a shower room
- Off road parking available
- Located in Walmley, Sutton Coldfield
- Spacious lounge/diner area
- Convenient entrance hallway
- Low maintenance garden
- Garage for extra storage
- Viewing highly recommended

# 1 Leven Croft, Sutton Coldfield B76 1YZ

Chariot Estates is delighted to present this charming three-bedroom end-terraced house located in the peaceful cul-de-sac of Leven Croft, Walmley, Sutton Coldfield. Spanning an inviting 742 square feet, this property offers a perfect blend of comfort and convenience, making it an ideal choice for families and first-time buyers alike.

Upon entering, you will find a well-proportioned reception room that provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The property boasts three spacious bedrooms, ensuring ample space for family living or guest accommodation. The bathroom is thoughtfully designed, catering to the needs of modern living.

The location is particularly advantageous, being in close proximity to Walmley Junior and Infant School, making the morning school run a breeze.

The surrounding area of Walmley is known for its community spirit and offers a range of local amenities, including shops, parks, and recreational facilities, all within easy reach. This property not only provides a comfortable living space but also a wonderful opportunity to become part of a vibrant community.

In summary, this well-appointed end-terraced house at Leven Croft is a fantastic opportunity for those seeking a family home in a desirable location. With its spacious layout, convenient parking, and proximity to local schools, it is sure to attract considerable interest. We invite you to arrange a viewing and discover the potential this lovely property has to offer.



Council Tax Band: C



### Lounge/Diner

21'2" x 10'2"

This bright and inviting lounge/diner stretches comfortably from the front to the rear of the house, featuring large windows that allow natural light to fill the space. The room offers enough space for both relaxing and dining, with soft carpeting underfoot and neutral walls creating a calm atmosphere. At the rear, French doors open out to the garden, connecting indoor and outdoor living.

### Kitchen

10'2" x 7'1"

The kitchen is neatly arranged with light wood cabinetry and dark work surfaces, providing ample storage and workspace. It includes a built-in oven and gas hob, with a window over the sink framing views to the garden. Adjacent to the kitchen is a practical lobby area with space for appliances such as a washing machine and fridge, plus an exterior door leading out to the garden.

### Bedroom 1

12'12" x 9'10"

This well-proportioned bedroom is bright and uncluttered, featuring a large window that brings in plenty of natural light. The room comfortably accommodates a double bed and additional furniture, with a neutral decor and carpeted floor providing a peaceful retreat.

### Bedroom 2

9'9" x 6'10"

A cosy bedroom featuring a single bed and a window overlooking the garden. The room is simply decorated with neutral tones and carpeted flooring, making it a quiet and restful space.

### Bedroom 3

8'12" x 7'7"

This bedroom is compact and light, with a window and neutral decor. The carpeted floor adds comfort, making it suitable as a child's room or a study.

### Shower Room

The shower room offers a modern and practical layout, with a corner shower cubicle, WC, and a vanity unit with a wash basin. The room is finished with contemporary tiling in shades of purple and neutral flooring, complemented by a frosted window for privacy.

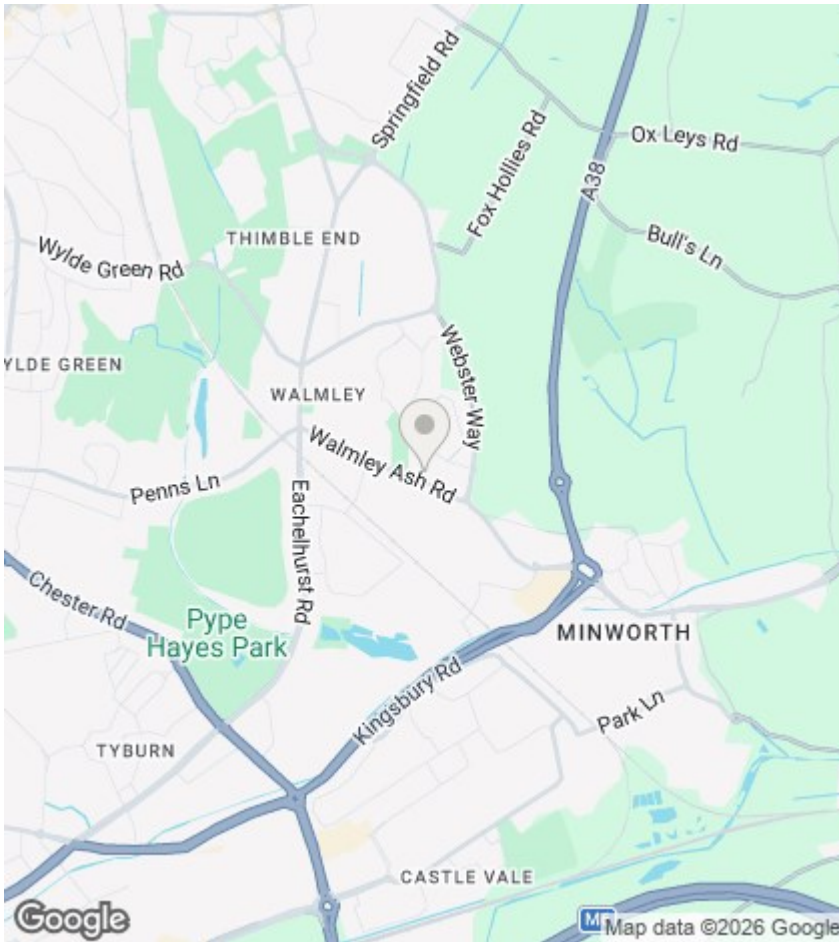
### Front Exterior

The front garden is neatly maintained with a lawn bordered by a paved driveway leading to the garage.

The exterior of the property features brickwork with white-framed windows and a garage with a dark door, presenting a tidy and welcoming frontage.

### Rear Garden

The rear garden is a low-maintenance space with a large paved patio area and gravelled borders, bordered by wooden fencing for privacy. It provides a great spot for outdoor seating and entertaining, with easy access from the kitchen and lounge/diner.



## Directions

## Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 65                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

## FIRST FLOOR

