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



- Three bedroomed detached family home
- Stylish family bathroom
- Spacious family lounge with box bay window
- Generous kitchen and large utility
- Guest cloakroom / WC
- Multi vehicle drive to fore with security posts
- Private rear garden
- Excellent position close to amenities
- Well-regarded schooling nearby
- Handily placed for connectivity





CALDER DRIVE, WALMLEY, B76 1YR - OFFERS OVER £390,000

Occupying a sought-after position on the popular Calder Drive within the desirable Oak 'N' Ash Estate in Walmley, this beautifully presented freehold detached family home offers stylish interiors, generous proportions and a range of upgrades throughout. Lovingly maintained by the current owners, the property is ideally suited to first-time buyers, families and downsizers alike. Conveniently located within walking distance of local shops, cafés, eateries, pharmacies and other everyday amenities, the home also benefits from well-regarded schooling nearby and access to a large public park.
Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a welcoming entrance hall, spacious family lounge with boxed bay window to the front elevation, separate dining room, superb fitted kitchen with large utility room off and a guest cloakroom/WC. To the first floor are three well-proportioned bedrooms, with the principal and third bedrooms featuring mirrored fitted wardrobes. A family bathroom serves all accommodation. Externally, a block-paved driveway provides off-road parking for multiple vehicles, with an ornamental garden area to the side and security vehicle posts for additional peace of mind. Access is given to an integral single garage. The rear garden enjoys a patio and lawn, ideal for entertaining and family use, with mature shrubs and established planting creating an attractive and private setting.
Offering move-in-ready accommodation in a highly desirable location, this superb home can only be fully appreciated by internal inspection. EPC Rating D.

Set back from the road behind a multi vehicle block paved drive with ornamental garden to side, access is gained into the accommodation via a PVC double glazed obscured composite door into:

ENTRANCE HALL: Doors open to lounge and guest cloakroom / WC, radiator, stairs off to first floor.

FAMILY LOUNGE: 14'02 x 14'02: PVC double glazed box bay window to fore, space for complete lounge suite, gas coal-effect fire set upon a granite hearth having matching surround, radiator, door back to entrance hall and access is provided via an archway into:

DINING ROOM: 9'04 x 8'08: PVC double glazed door with windows to side open to rear garden, space for dining table and chairs, radiator, access is provided back to lounge and door opens to:

FITTED KITCHEN: 9'11 x 8'06: PVC double glazed windows to rear, matching wall and base units with integral dishwasher and oven, edged work surface with electric hob having extractor canopy over, one and a half stainless steel sink drainer unit, matching upstands, door back to dining room, door to under stairs pantry and door opens to:

UTILITY: 9'04 x 7'05: PVC double glazed door with window to side opens to rear, matching wall and base units with recesses for free-standing fridge / freezer, washing machine and dryer, edged work surface with one and a half stainless steel sink drainer unit, matching upstands, door back to kitchen and door opens to garage.

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

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

BEDROOM ONE: 10'08 x 10'05: PVC double glazed window to rear, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to landing.

BEDROOM TWO: 11'00 x 8'08: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'00 x 6'07 (to wardrobes): PVC double glazed window to fore, space for bed, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with splash screen door to side, vanity wash hand basin and low level WC, 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 doors to utility and to dining room, access is also provided down to the side of the home.

GARAGE: 17'11 x 7'10: (please check suitability for your own vehicle): Up and over garage door to fore, door also opens back to utility.















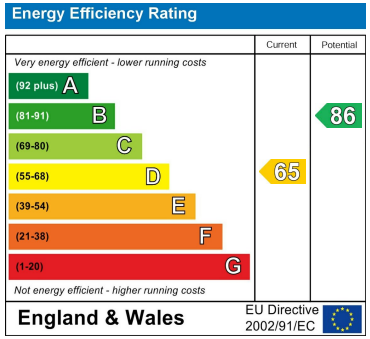
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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)

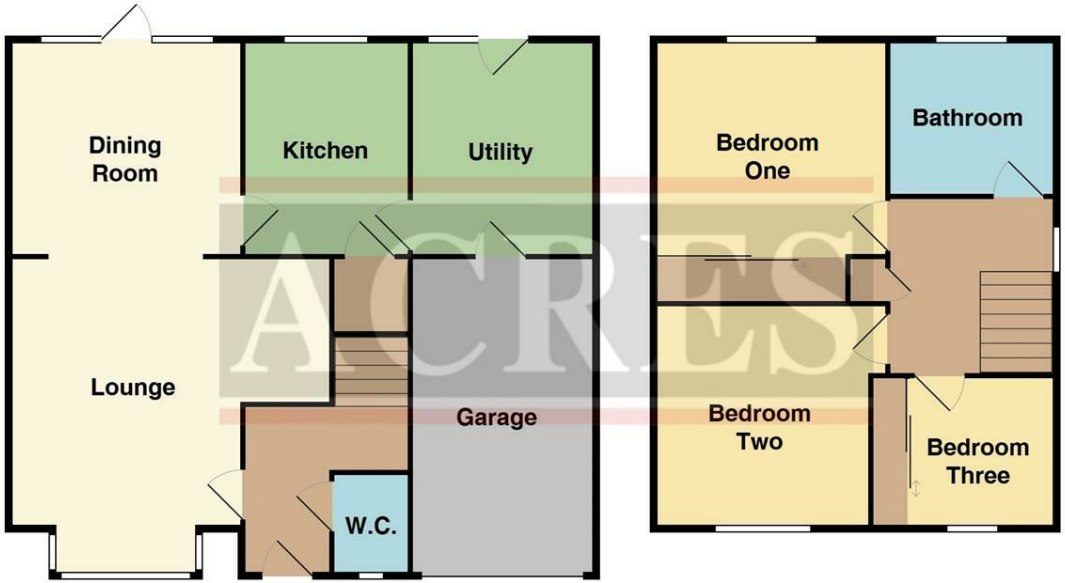
COUNCIL TAX BAND: D COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





Calder Drive, Sutton Coldfield, B76 1YR



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.