ACRES

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



- *** 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





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

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.

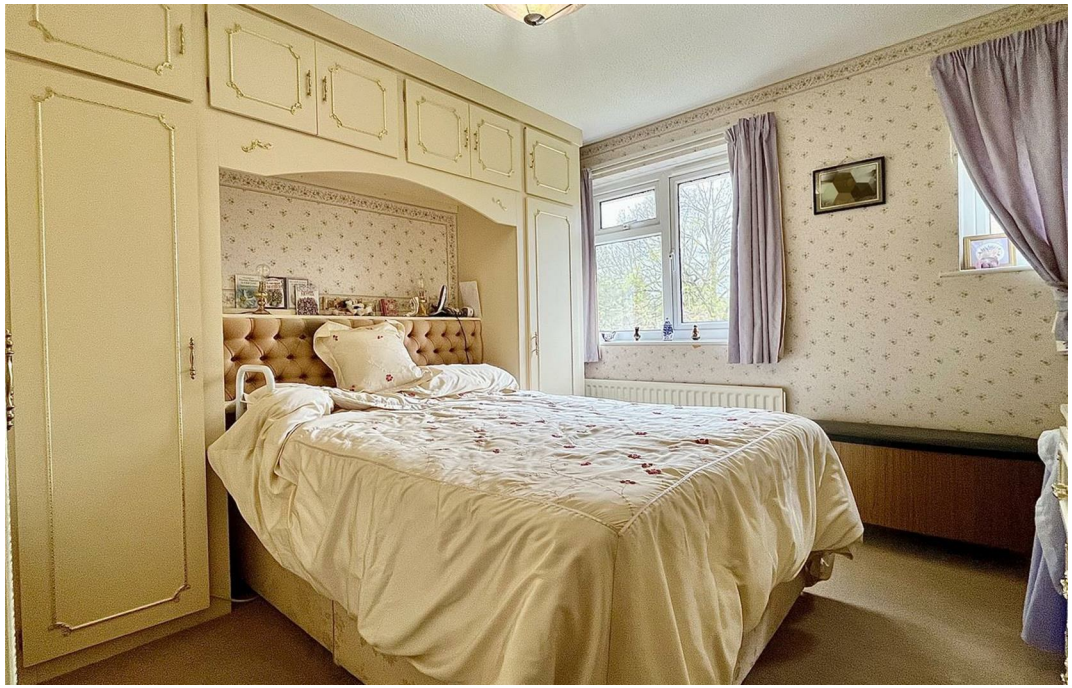
STAIRS & LANDING TO FIRST FLOOR:
PVC double glazed obscure window to side, doors open to two bedrooms and a family bathroom, radiator.

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.









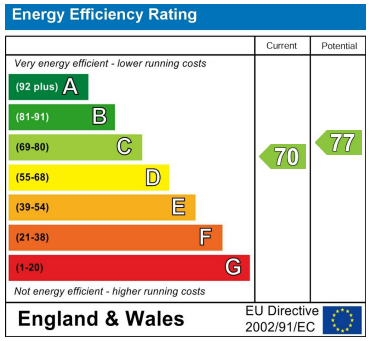
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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)

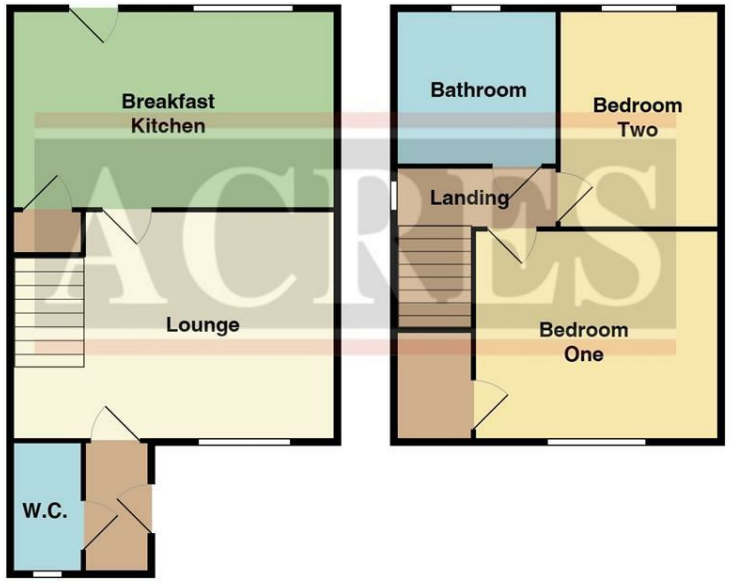
COUNCIL TAX : C

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.

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.