

# Calder Drive

Sutton Coldfield, B76 1GG



A well presented two bedroom retirement property offered to the market with no onward chain and is situated close to the nearby Walmley Village amenities.

£185,000



John German 

This two bedroom end of terraced freehold property built for the over 60's retirement is superbly located for easy access to Walmley Village amenities including doctors surgery, shops, library and The Fox pub. The property benefits from having a downstairs WC, emergency pull cords and it's own patio area to the rear overlooking excellently kept communal gardens.

This well-presented end of terraced home is situated in a pleasant cul de sac location with shared parking bays and well kept communal grounds with lawned fore-garden and external lighting. Internally the property comprises of UPVC entrance door opening into the hallway with carpeted flooring and doors off into the living room and guest WC. The guest cloakroom comprises of low level WC, wash hand basin with tiled splashback, UPVC double glazed window to the side aspect and a ceiling light point. The living room has carpeted stairs and flooring rising to the first floor landing, UPVC double glazed bay window to the rear aspect, useful understairs storage cupboard, ceiling light point and a door leading into the kitchen/diner which is fitted with a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, tiled flooring and ample space for a dining table and chairs, there is a UPVC double glazed window to the front, rear and side aspect and a door leading out to the rear garden.

Upstairs there are two well proportioned bedrooms, with the master having fitted wardrobe, and both being serviced by the family bathroom.

Agents note: We are advised by the vendor the property is Freehold however there is a service charge which is payable on the property to Anchor Estate of £225.97 per calendar month for the maintenance of the communal areas, the cost of the on site warden and buildings insurance. No ground rent payable. Sinking fund payable on sale of (0.75% of the purchase price) x (years & months of ownership). The buyer must be approved by Anchor Housing and a pre-sale meeting would need to take place to ensure the buyer meets relevant criteria. Age restricted – over 60's only.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Shared parking

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Birmingham City Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA03062025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



John German  
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL  
 01543 419121  
 lichfield@johngerman.co.uk

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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