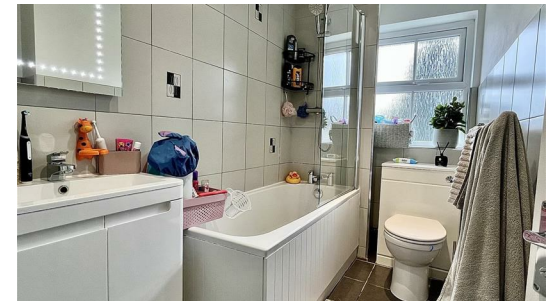


# ACRES

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



- No onward chain
- Two bedroomed, end-of-terrace
- Well-appointed bathroom
- Spacious lounge with dining area
- Impressive fitted kitchen
- Appealing rear conservatory
- Delightful fore garden with parking
- Private and superb rear garden
- Close to local amenities
- Excellent position in Walmley



**CHATER DRIVE, WALMLEY, B76 2BJ - OFFERS IN THE REGION OF £260,000**



This beautifully maintained and superbly presented, two-bedroomed, end of terrace freehold home in the sought-after area of Walmley offers an excellent opportunity for buyers seeking a property ready for immediate occupation with no onward chain. Ideally positioned on a modern residential estate, the property enjoys a pleasant setting with an attractive park located at the entrance, while remaining conveniently close to a variety of local amenities. Well-regarded schools and excellent transport links are also within easy reach, providing straightforward access to surrounding towns and city centre locations. Internally, the home benefits from gas central heating and PVC double glazing (both where specified) and is thoughtfully arranged to briefly comprise: a welcoming entrance hall, a fitted kitchen, and a spacious lounge with a dedicated dining area, leading through to a rear conservatory that enhances the living space. To the first floor are two well-proportioned double bedrooms, both served by a family bathroom. Externally, the property is approached via a tarmac driveway providing allocated parking for two vehicles via an in-and-out parking set up. A beautifully-maintained lawn and patio area lead to the entrance, while the rear garden continues to impress with its well-tended borders and timber fencing to the sides, creating a pleasant and private outdoor space. To fully appreciate the accommodation and setting on offer, internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a tarmac drive, with a paved path and well-tended lawns to side; access is gained into the accommodation via a PVC double glazed obscure door into:

**ENTRANCE HALL:** Internal doors open to lounge and kitchen, radiator, stairs off to first floor.

**FITTED KITCHEN:** 8'07 x 6'06: PVC double glazed window to fore, matching wall and base units with recesses for fridge / freezer, washing machine, integrated oven, edged work surface with stainless steel sink drainer unit, four ring electric hob with extractor canopy over, tiled splashbacks, radiator, door back to entrance hall.

**FAMILY LOUNGE:** 13'07 x 12'07: Glazed door opens to conservatory with a PVC double glazed window to side, space for lounge suite and breakfast table with chairs, radiator, door back to entrance hall.

**REAR CONSERVATORY:** PVC double glazed windows and French doors open to rear garden, a further double glazed door opens back to lounge.

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

**BEDROOM ONE:** 11'02 x 10'06 max / 9'07 min: PVC double glazed box window to fore, having further window to side, space for double bed and complementing suite, built-in wardrobes, radiator, door to over stairs storage and door back to landing.

**BEDROOM TWO:** 8'06 x 7'07: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen 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 beautifully-maintained lawn, timber fencing to perimeters and access is given back into the home via PVC double glazed French doors into conservatory.







**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)

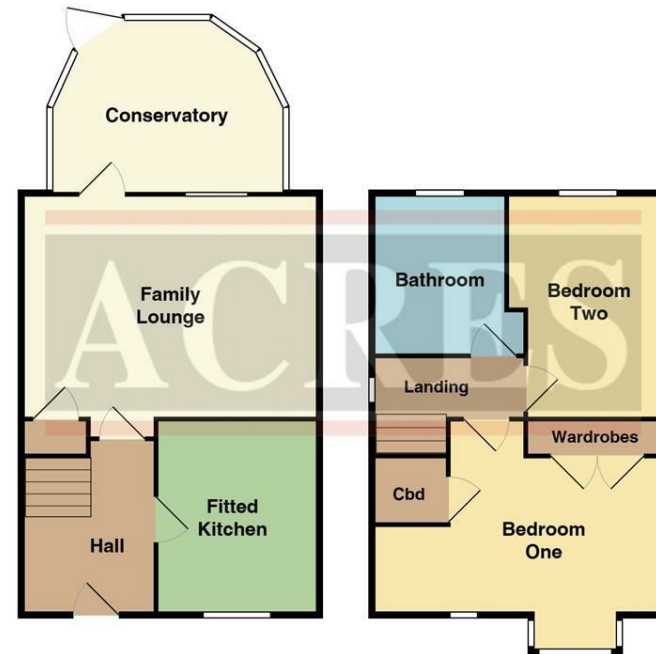
**COUNCIL TAX :** C

**VIEWING:** Highly recommended via Acres on 0121 313 2888

| 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>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |



Chater Drive, Sutton Coldfield, B76 2BJ



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.