

ACRES

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



- Delightfully presented, two bedroomed mid terrace
- Bedrooms boasting fitted wardrobes
- Well-appointed family bathroom
- Attractive fitted breakfast kitchen
- Sizeable lounge through dining space
- Appealing fore garden with three parking spaces
- Low-maintenance rear garden
- Excellent position close to amenities
- Well-regarded schooling nearby
- No onward chain



CHATER DRIVE, WALMLEY, B76 2BJ - OFFERS OVER £250,000

Nestled within a highly desirable and centrally-located estate in Walmley, this well-proportioned and beautifully presented, two-bedroomed, mid-terraced family home offers a delightful blend of comfort and convenience, with the extra benefit of no onward chain. The property is just a short stroll from the bustling Walmley High Street, where an array of local shopping amenities and facilities cater to all daily needs. For those seeking more comprehensive retail options, nearby Minworth, Sutton Coldfield, and Wylde Green provide an abundance of additional shopping and dining choices. This home is ideally situated for commuters, with excellent transport links to surrounding towns and Birmingham city centre via the frequent and readily-available bus services. Families will also appreciate the proximity to well-regarded local schools, ensuring that both education and leisure are within easy reach. With its appealing location and charming interiors, this property presents an ideal opportunity for first-time buyers, small families, or those looking to downsize without compromising on convenience or style. Benefitting from the provisions of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: entrance hall, doors open into a fitted breakfast kitchen and sizeable rear family lounge with space for dining. To the first floor, two double bedrooms are provided with the master boasting built-in and fitted wardrobes, the second bedroom also having fitted wardrobes, a well-appointed family bathroom completes the internal accommodation. Externally, a lawned fore garden and paved path leads to the home, a tarmac drive with three allocated parking spaces ensures space for family and friends, to the rear, a low-maintenance garden with lawn and further paving is given. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating TBC.

Set back from the road behind a lawned fore garden with paving leading into the property, access is gained into the home via a PVC double glazed obscure door into:

ENTRANCE HALL:

Doors open to lounge / dining room and kitchen; access is also provided to under stairs storage, stairs off to first floor, radiator.

FITTED KITCHEN: 8'7 x 6'6:

PVC double glazed window to fore, matching wall and base units with recesses for washing machine and free-standing fridge / freezer, integrated oven, roll edged work surface with electric hob over and sink drainer unit, tiled splashbacks, extractor canopy over, radiator, space for breakfast bar, door back to entrance hall.

REAR LOUNGE / DINING ROOM: 13'7 x 12'7:

PVC double glazed French door with window to side opens to rear, ornamental fireplace having granite hearth and matching surround with period mantel over, radiator, space for lounge suite and dining suite, door to under stairs storage, door back to entrance hall.

STAIRS & LANDING:

Doors open to two bedrooms and a family bathroom.

BEDROOM ONE: 11'1 max / 9'6 min x 10'6:

PVC double glazed box bow window to fore and single window to side, fitted wardrobes, space for double bed and complimenting bedroom suite, radiator, door to over stairs storage and back to landing.

BEDROOM TWO: 8'6 x 7'7:

PVC double glazed window to rear, fitted wardrobes, space for double bed and complimenting bedroom suite, radiator, door back to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen door to side, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN:

Paved patio advances from the accommodation and leads to lawn, timber fencing lines the perimeters with a shared access being given down to the side / rear of the property for bin access.



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)

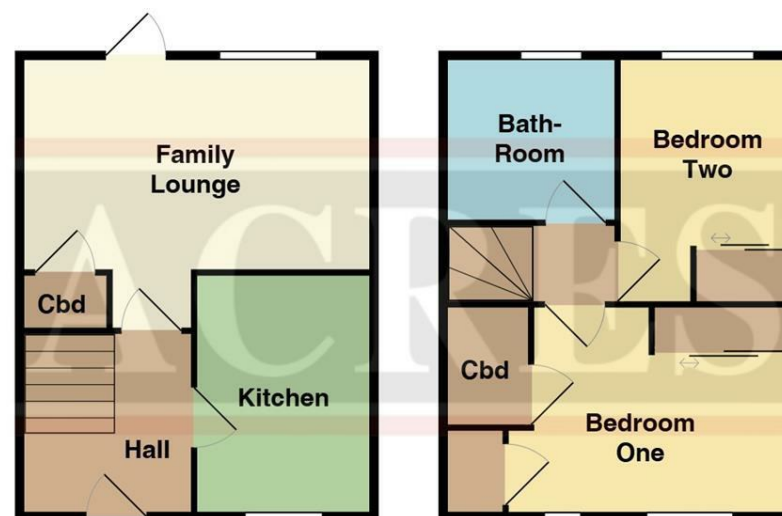
COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 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 their purpose, or within 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.