

ACRES

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



- Two bedroomed, mid-terraced over 55's development
- Appealing shower room
- Fitted kitchen
- Delightful rear lounge with dining space
- Downstairs guest cloakroom/WC
- Private patio opening to communal lawn
- Entrance hall & inner hallway
- Impressive position close to amenities
- No onward chain
- Behind Walmley High Street



CALDER DRIVE, WALMLEY, B76 1GG - OFFERS AROUND £145,000

NO ONWARD CHAIN Situated in a highly-regarded over-55s development just behind the ever-popular Walmley High Street, this two-bedroomed, mid-terraced leasehold home offers a superb opportunity for those seeking secure, low-maintenance living in a friendly and well-connected community. Enjoying close proximity to an array of daily shopping amenities, healthcare services, cafes, and local conveniences, the location provides everything needed for a comfortable and sociable lifestyle. Walmley also benefits from frequent bus services and excellent road links, allowing for ease of commute to Sutton Coldfield, Birmingham, and surrounding towns and centres. The development itself promotes a welcoming community environment, with access to a communal lounge, crown green bowling facility, and a regular calendar of resident events, fostering social interaction and community spirit. Internally, the home benefits from gas central heating and PVC double glazing (both where specified) and is fitted with emergency pull cords, offering added peace of mind. The accommodation briefly comprises a welcoming entrance hall, a convenient guest cloakroom/WC, an inner hall, a fitted kitchen, and a delightful rear lounge with dining space, enjoying views over the garden. To the first floor are two bedrooms, with the master bedroom featuring built-in and fitted wardrobes, while the second bedroom serves ideally as a guest room or home office. A modern shower room completes the internal layout, servicing both rooms. Externally, the home is approached via a private paved pathway, and to the rear, a personal patio area opens into well-maintained communal lawned gardens, ideal for enjoying outdoor relaxation in a tranquil setting. Early internal inspection is highly recommended to fully appreciate the comfort, setting, and lifestyle this home has to offer. EPC Rating D.

Set back from the road behind a shared path giving access to a paved path with lawn to side, access is gained into the accommodation via a PVC double glazed obscure leaded door into:

ENTRANCE HALL:

Space is provided for cloaks storage, radiator, obscure glazed door to hall and further door to guest cloakroom / WC.

INNER HALL:

Doors open to a lounge / diner, kitchen and under stairs storage, radiator, stairs off to first floor.

LOUNGE / DINING ROOM: 14'00 x 11'07:

PVC double glazed bow window to rear with door to side opening to a rear communal garden area and private patio, electric coal-effect fire, radiator, space for breakfast table and complete lounge suite, door back to hall.

FITTED KITCHEN: 9'00 x 7'04:

PVC double glazed window to fore, matching wall and base units with integrated fridge / freezer and oven, recesses for washing machine, roll edged work surface with stainless steel sink and drainer unit, four ring gas hob with extractor over, tiled splashbacks, door back to hall.

GUEST CLOAKROOM / WC:

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

STAIRS & LANDING TO FIRST FLOOR:

Doors open to two bedrooms and a shower room.

BEDROOM ONE: 11'06 x 10'07:

PVC double glazed windows to fore, fitted sliding mirrored wardrobes and built-in over-stairs storage, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 9'02 x 7'02:

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

SHOWER ROOM:

PVC double glazed obscure window to rear, suite comprising step-in shower cubicle, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to landing.



TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

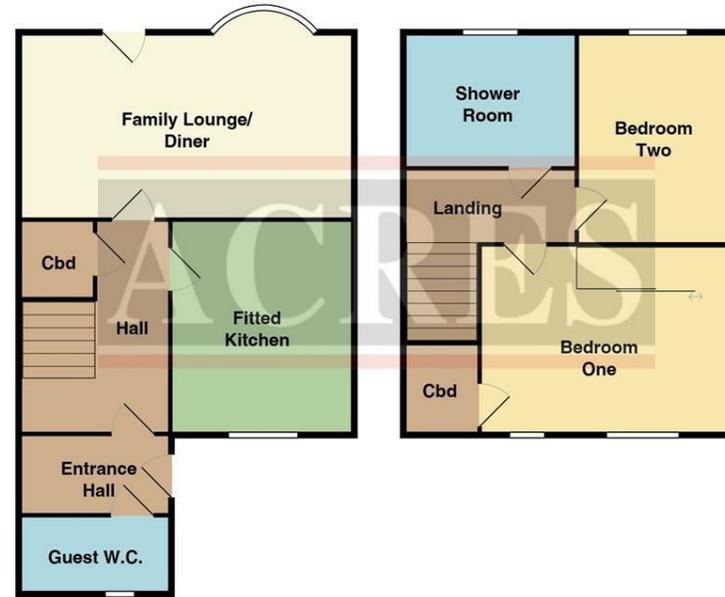
COUNCIL TAX BAND: C **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	
EU Directive 2002/91/EC	



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 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.