

ACRES

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



- * 2 bed end terraced home
- * Well-appointed family bathroom
- * Impressive breakfast kitchen
- * Sizeable lounge having French doors to rear garden
- * Low maintenance garden
- * Two allocated parking spaces to side
- * Sought after central location
- * Close to local parks & amenities



45 CHATER DRIVE, WALMLEY, B76 2BJ ~ Guide Price £260,000

Nestled in this sought-after prime and central development in Walmley, this two bed end-terraced family home is set close to a range of well-regarded schooling for all ages. Local shopping facilities are easily accessible on foot, and play host to a wide variety of local amenities, including convenience stores, public houses, restaurants and take-aways. Further benefits include its locality to public parks and trails. Readily available bus services can be obtained in Walmley providing ease of commute to Birmingham City Centre and surrounding towns. A short drive brings you to the Cross City rail line at both Chester Road and Wylde Green. Complimented by gas central heating and PVC double glazing (both where specified), this ideal first time purchase offers an incredible opportunity for its prospective purchasers and briefly comprises: Entrance hall with doors to a breakfast kitchen, having integrated appliances, and a spacious lounge with scope for a dining table. To the first floor are two good-sized bedrooms, the main benefitting from built-in wardrobes and boxed window to fore. Both bedrooms are serviced by a well-appointed family bathroom. Externally a well-tended garden provides access to the property, having a tarmac drive leading to side and two allocated parking spaces. To the rear is a low-maintenance garden. To fully appreciate the accommodation on offer, we highly recommend internal inspection.

Council Tax Band C and EPC Rating D.

Set back from the road behind a tarmac drive, a lawned fore garden with mature shrubs and bushes to side is separated by a paved path giving access to the property via a PVC double glazed obscured door into:

ENTRANCE HALL:

Doors radiate to re-fitted breakfast kitchen and a sizeable family lounge, stairs to first floor and radiator

BREAKFAST KITCHEN: 8'8 x 6'8:

PVC double glazed window to fore, matching wall and base units with integrated fridge/freezer, washing machine and oven with grill over, edged granite work surfaces with four ring gas hob and extractor canopy over, stainless steel sink and drainer unit, tiled splashbacks and flooring, radiator having breakfast bar over, and door to hall

SPACIOUS FAMILY LOUNGE: 15'3 x 12'10 (max):

With PVC double glazed window to rear, having French doors to side, electric stove-style fire set on a granite hearth, having matching surround and contrasting mantle over, under stairs storage, radiator, space for dining table and door to entrance hall

FIRST FLOOR LANDING:

PVC double glazed window to side, doors radiate to two bedrooms and a well-appointed family bathroom

BEDROOM ONE: 11'2 x 9'7 (max) / 9'2 (min):

PVC double glazed box window to fore, having window to side, radiator, doors radiate to built-in wardrobe, airing cupboard and landing

BEDROOM TWO: 11'4 x 7'8 (max) / 6'9 (min):

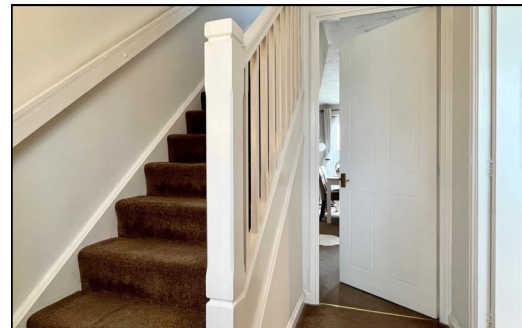
PVC double glazed window to rear, radiator and door to landing

WELL APPOINTED FAMILY BATHROOM:

PVC double glazed obscured window to rear, white suite comprising low level WC, bath having glazed splash screen to side and floating wash hand basin, tiled splash-backs and flooring, ladder style radiator and door to landing

REAR GARDEN:

A paved path gives access down to the side of the property and leads to a lawned rear garden, having a raised ornamental bed to side, access gained back into the accommodation via PVC double glazed French doors to lounge



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TENURE:

We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND:

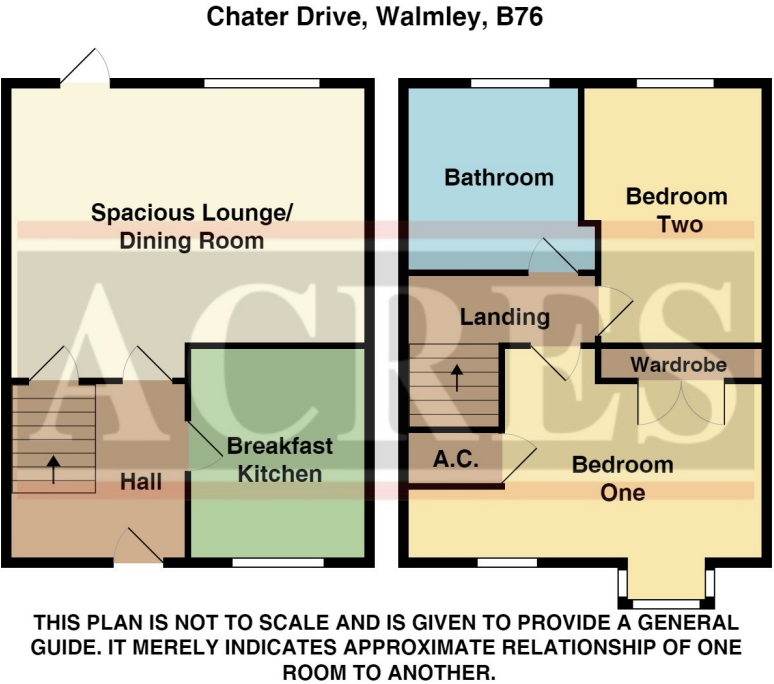
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FIXTURES & FITTINGS:

As per sales details.

VIEWING:

Highly recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		