



Calder Drive, Walmley
Sutton Coldfield, B76 1YR

Offers in the Region Of £415,000

Walmley

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An immaculately presented detached family home occupying a prime position on the sought after & well established Calder Green development within the Royal Borough of Sutton Coldfield.

Set back behind a well maintained fore garden & block paved driveway internal inspection reveals inviting reception hall, guest W.C, elegant lounge, formal dining room & a contemporary kitchen/breakfast room to the fore.

Stairs lead from the reception hall to the first floor landing which reveals four generous sized bedrooms with the master bedroom being enhanced by fitted wardrobes & a contemporary en-suite shower room.

All bedrooms have access to the modern family bathroom located off the landing. Private enclosed garden to the rear of the property with block paved patio area providing a tranquil space for alfresco entertaining.

Garage & driveway to the fore provides ample off road parking.

Varied shops & amenities are available nearby along with schools for all ages & transport links including access to the Midlands motorway networks & public transport services.

Internal viewing is highly encouraged to fully appreciate this attractive family home.



Property Specification

HIGHLY DESIRABLE LOCATION
EXCELLENT LOCAL SCHOOLS & AMENITIES
TWO ELEGANT RECEPTION ROOMS
FOUR GENEROUS SIZED BEDROOMS, MASTER WITH
CONTEMPORARY EN-SUITE
CONTEMPORARY KITCHEN/BREAKFAST ROOM



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 9th October 2020

Reception Hall 3.32m (10'11") max x 2.37m (7'9")

WC 1.28m (4'2") x 1.00m (3'3")

Lounge 4.76m (15'7") x 4.00m (13'1")

Dining Room 3.45m (11'4") x 2.61m (8'7")

Kitchen 3.74m (12'3") x 2.61m (8'7")

Master Bedroom 4.00m (13'1") x 3.14m (10'4")

En-suite 2.30m (7'7") x 1.35m (4'5") max

Bedroom 2 3.45m (11'4") x 3.16m (10'4")

Bedroom 3 3.04m (10') x 2.50m (8'2")

Bedroom 4 2.87m (9'5") x 2.21m (7'3")

Bathroom 2.23m (7'4") x 2.00m (6'7")

Landing 4.51m (14'10") x 1.72m (5'8")

Garage 5.30m (17'5") x 2.34m (7'8")

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage

Council tax band: E

Tenure: Freehold

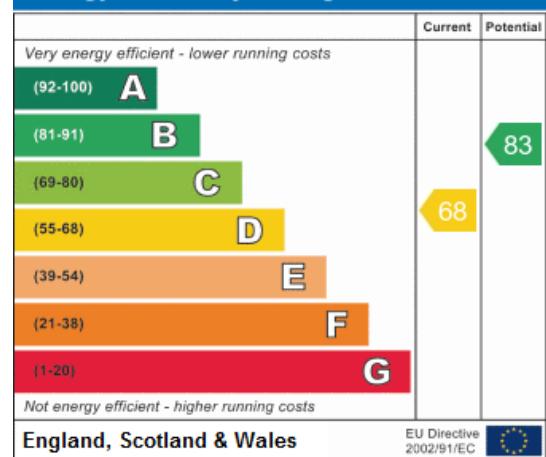
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Energy Efficiency Rating



Map Location

