



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.

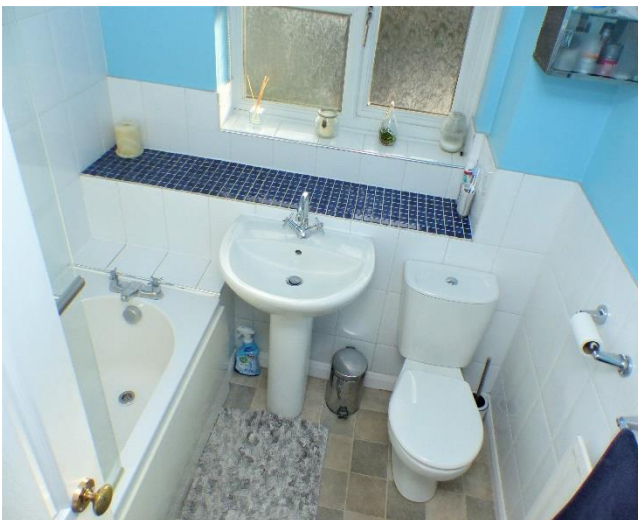
All bedrooms have access to the modern family bathroom located off the landing. Private enclosed garden to the rear of the property with block paved patio area providing a tranquil space for alfresco entertaining.

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

**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")**

### 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

### 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

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

