



Turchill Drive, Walmley
Sutton Coldfield, B76 1SG

Offers in the Region Of £270,000

Walmley

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An attractive end terrace home occupying a spacious corner plot on the sought after and well-established Calder Green development within the Village of Walmley.

Set back behind a sweeping block paved driveway internal inspection reveals reception hall, elegant and bright lounge leading to a modern open plan kitchen/diner to the rear with an array of fitted units.

Stairs lead off the lounge to the first floor landing to reveal two good sized double bedrooms and a modern bathroom with a white suite.

Charming east facing garden to the rear with paved patio area, rear access to the garage and gated side access to the fore. Garage and large driveway provides ample off road parking.

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

Internal viewing is highly encouraged to fully appreciate this immaculately presented home which offers excellent potential for extension (subject to permission).





Property Specification

HIGHLY DESIRABLE LOCATION
EXCELLENT LOCAL AMENITIES & TRANSPORT LINKS
EXCELLENT POTENTIAL FOR EXTENSION (subject to permission)
ATTRACTIVE EAST FACING GARDEN
TWO GOOD SIZED DOUBLE BEDROOMS



Lounge 5.31m (17'5") max x 4.39m (14'5")

Kitchen/Diner 4.42m (14'6") x 2.85m (9'4")

Bedroom 1 4.38m (14'4") x 3.17m (10'5")

Bedroom 2 2.87m (9'5") x 2.57m (8'5")

Bathroom 1.92m (6'4") x 1.75m (5'9")

Garage

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: 20th August 2024

Viewer's Note:

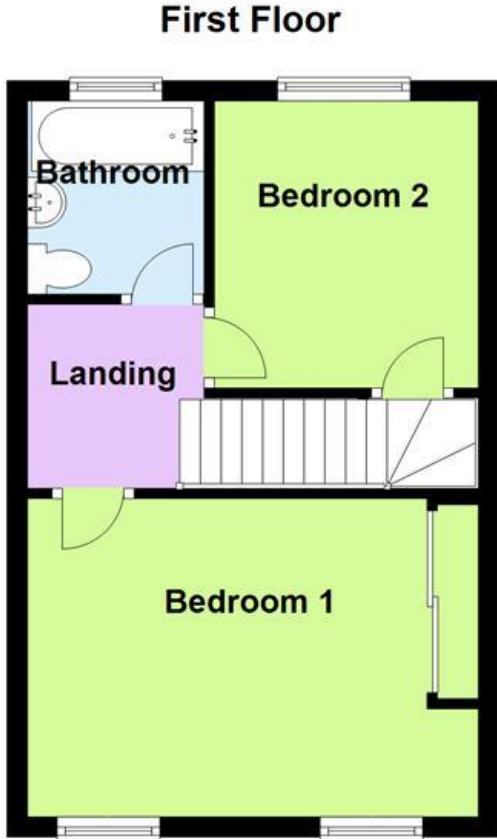
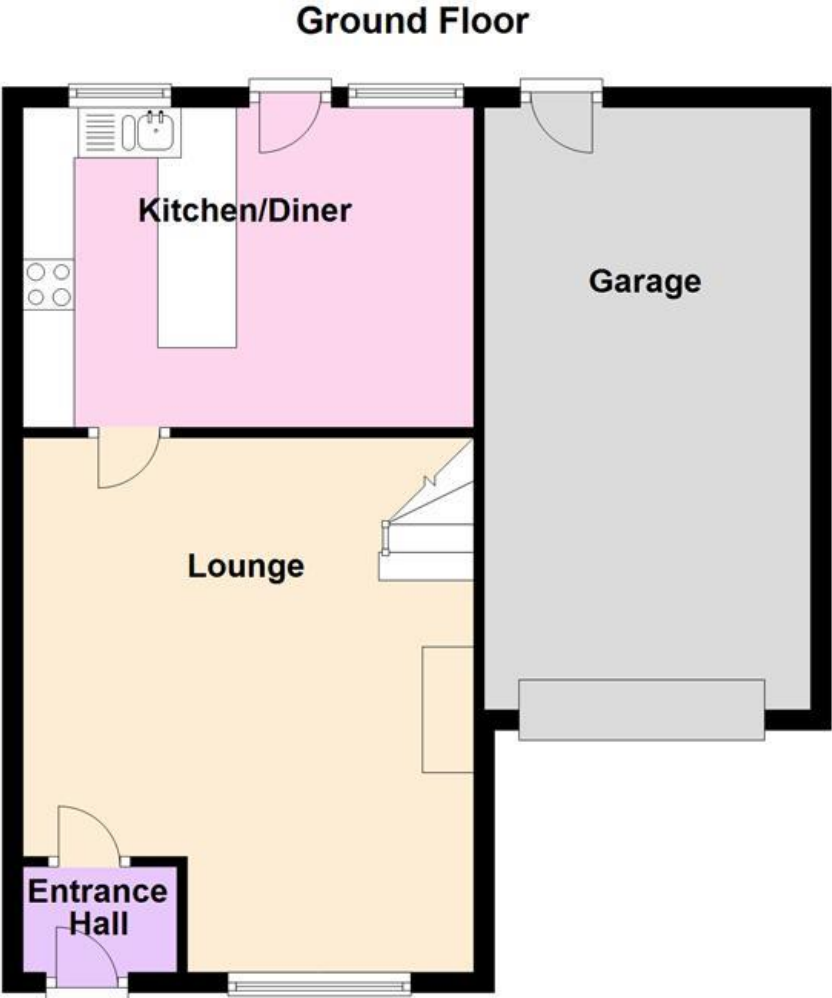
Services connected: Electricity, gas, water & drainage

Council tax band: C



Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential	
92+	A			
81-91	B			85 B
69-80	C			
55-68	D			64 D
39-54	E			
21-38	F			
1-20	G			

Map Location

