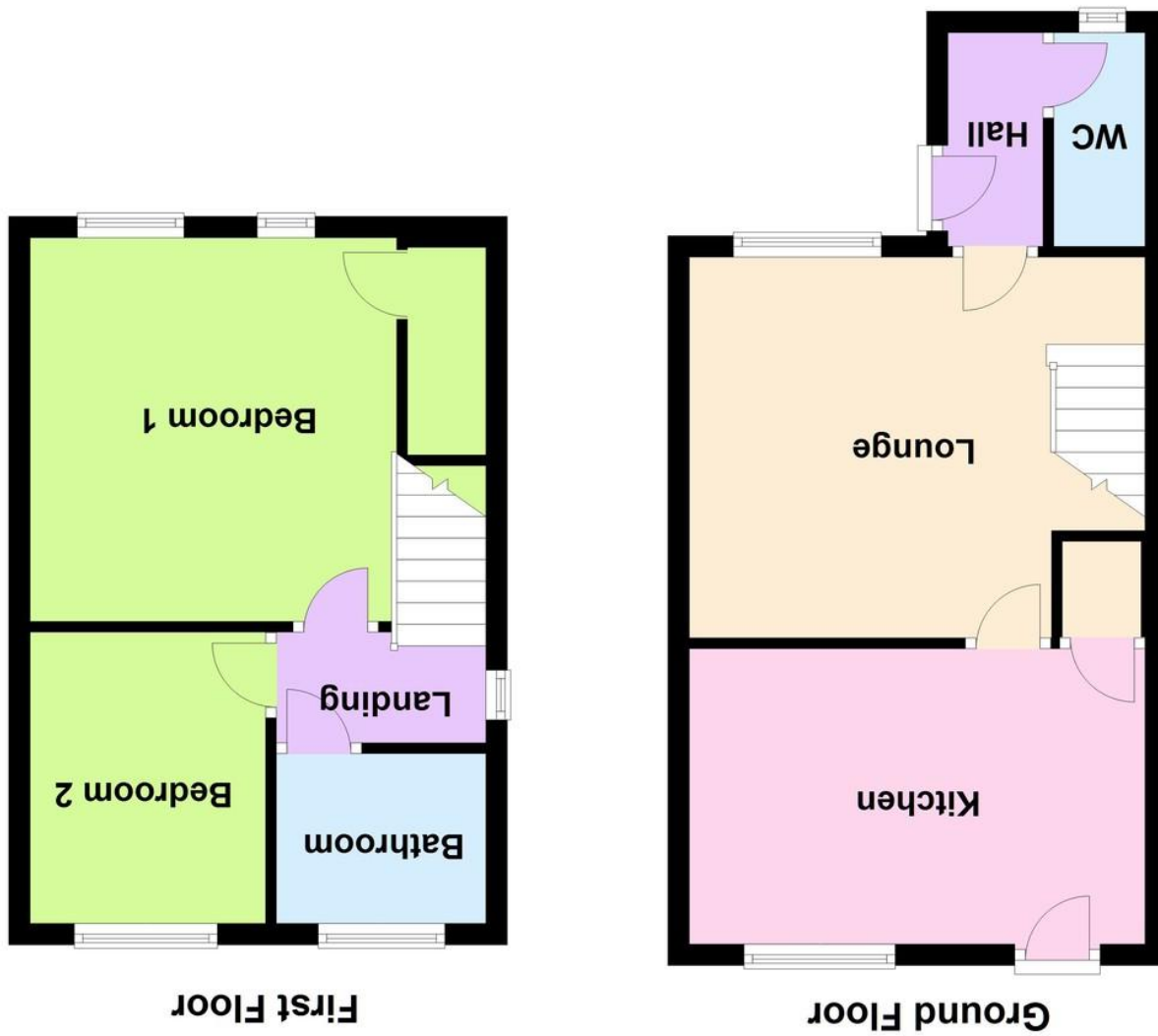
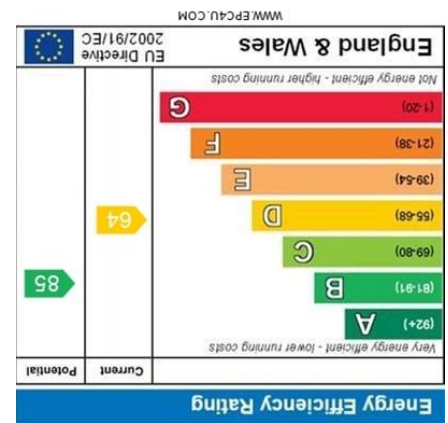


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- CLOSE TO WALMLEY VILLAGE AMENITIES
- OVER 55'S RETIREMENT HOUSE
- TWO BEDROOMS
- DOWNSTAIRS WC
- LOUNGE & KITCHEN/DINER



Calder Drive, Walmley, Sutton Coldfield, B76 1GG

£190,000



## Property Description

**CLOSE TO WALMLEY VILLAGE AMENITIES** - This two bedroom over 55's retirement end town house is superbly located for easy access to Walmley Village amenities including doctors surgery, shops, library and The Fox pub. The property benefits from having a downstairs WC, emergency pull cords and it's own patio area to the rear overlooking excellently kept communal gardens. The property must be viewed to appreciate the accommodation on offer and the pleasant location it is situated in.

The property is situated in a pleasant cul de sac location with shared parking bays and well kept communal grounds with lawned fore-garden and external lighting.

**RECEPTION HALLWAY** Being approached via opaque double glazed reception door with radiator and glazed door off to lounge and further door off to guest cloakroom.

**GUEST CLOAKROOM** Having a white suite comprising wash hand basin with chrome mixer tap, low flush wc, part tiling to walls, radiator and opaque double glazed window to front.

**LOUNGE** 11' 9" x 14' 1" (3.58m x 4.29m) With double glazed window to front, stairs off to first floor accommodation, fireplace with surround and hearth, radiator, door through to kitchen diner.

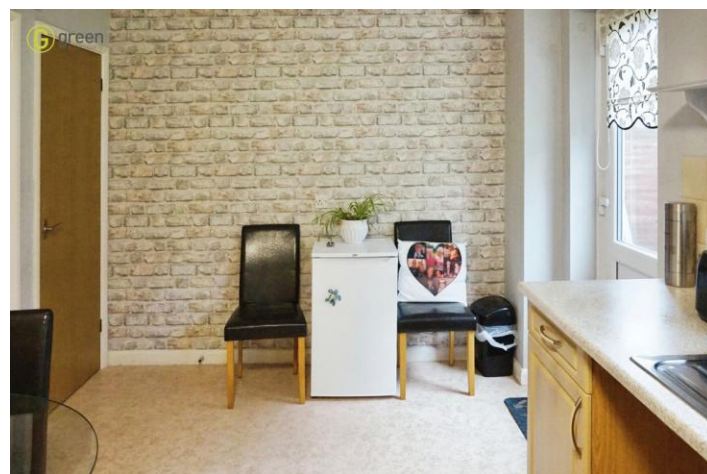
**KITCHEN DINER** 14' x 9' 1" (4.27m x 2.77m) Having been fitted with a matching range of wall and base units with work top surfaces over, incorporating inset sink unit with side drainer and mixer tap and tiled splash back surrounds, space for cooker, space and plumbing for washing machine, space for fridge, space for table and chairs, wall mounted gas central heating boiler, useful under stairs storage cupboard, double glazed window to rear and double glazed door giving access out to communal garden.

**FIRST FLOOR LANDING** Approached via a staircase from lounge with access to loft and doors off to bedrooms and bathroom.

**BEDROOM ONE** 11' 9" x 10' 5" (3.58m x 3.18m) Having airing cupboard housing hot water cylinder, radiator, two double glazed windows to front elevation.

**BEDROOM TWO** 9' 3" x 7' 3" (2.82m x 2.21m) Having double glazed window to rear, radiator and fitted Sharps wardrobes.

**BATHROOM** Having been re-appointed with a white suite comprising



panelled bath with electric shower over, vanity wash hand basin with chrome mixer tap and cupboards below closed coupled with low flush wc, part complementary tiling to walls, radiator, extractor and opaque double glazed window to rear elevation.

**OUTSIDE** To the rear is a pleasant communal garden laid mainly to lawn with shrubs and trees.

**AGENTS NOTE** We are advised by the vendor the property is Freehold however there is a service charge which is payable on the property to Anker of £201.15 per calendar month for the maintenance of the communal areas, the cost of the on site warden and buildings insurance.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps. Broadband Type = Superfast Highest available download speed 157 Mbps. Highest available upload speed 21 Mbps.

Networks in your area - Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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