

ACRES

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- Attractively presented, ground floor apartment
- Large, double bedroom
- Well appointed fitted bathroom
- Delightful lounge having space for dining area
- Appealing fitted kitchen
- Secure, communal hall
- Side intercom/door release system
- Well tended gardens



51 SOUTH GROVE, ERDINGTON, B23 6NT ~ Offers Around £100,000

Blending comfort and tasteful decoration, this delightfully well appointed, ground floor, 1 bed apartment is set in a sought-after location of Erdington, close to Erdington train station. Further comprehensive transport is obtainable via readily available bus services, providing ease of access to surrounding towns and city centres. The local area benefits from essential shopping amenities within walking distance, a short drive leads to larger facilities and towns including Wylde Green, the Fort shopping park and Birmingham city centre. Clever use of space and charming interior style, combined with boastful natural light, the home provides incredible opportunity for a prospective purchaser. Benefitting from the provision of electric heating and PVC double glazing, currently the accommodation briefly comprises entrance hall giving access into all rooms of which include a fitted breakfast kitchen with window overlooking communal grounds, imposing lounge with space for dining, shutter style fitted blinds are available to windows, a double bedroom with window to fore and a fitted family bathroom with obscure window to fore. Communal halls provide access to the accommodation with secure, side intercom/door release relieving entry into the block, well-tended communal grounds encompass the property's perimeter. Enjoying a lease valid until 31/12/2171, this home is certainly one that will intrigue a host of buyers through its potential for both first timers and investors, or someone who is after superb commuter links. To fully appreciate the accommodation on offer, we highly recommend internal inspection. Council Tax Band A, EPC Rating D

Access is given through communal, well tended lawns having mature bushes and conifers lining the perimeters, glazed doors having side intercom/door release opens into a communal hall, a timber internal front door opens into:

ENTRANCE HALL:

With door into airing cupboard, large double bedroom, lounge and kitchen, access to bathroom.

LOUNGE: 13'09" x 12'05":

Pvc double glazed windows to rear overlooking gardens, space for an electric, living flame effect stove fire, renewed, efficient electric heating, doors open into hall and a fitted kitchen:

KITCHEN: 12'02" x 6'04":

Pvc double glazed window to rear overlooking communal gardens, matching wall & base units with recesses for freestanding washing machine, electric oven and fire/freezer, edges work surfaces with stainless steel sink drainer unit, tiled splashbacks, radiator, door opens into lounge and further door into hall.

BEDROOM ONE: 13' 04" x 10'06":

Pvc double glazed window to fore, space for double bed and wardrobes, radiator, door leads to hall.

BATHROOM:

Pvc double glazed obscure window to fore, suite comprising bath with shower curtain to side, low level w.c. and pedestal wash hand basin, tiled splashbacks, access to hall.

OUTSIDE:

Well-tended communal gardens, having mature shrubs and bushes lining the perimeters, paved pathways give direct access to main road.



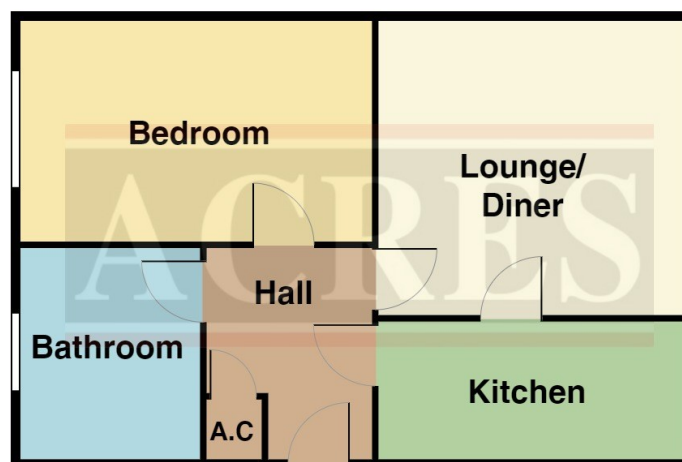
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

- TENURE:** We have been informed by the vendors that the property is Leasehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)
- COUNCIL TAX BAND:** A
- FIXTURES & FITTINGS:** As per sales details.
- VIEWING:** Recommended via Acres on 0121 313 2888

South Grove, Erdington, B23 6NT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.