

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Attractive duplex apartment
- \* Two well-proportioned bedrooms
- \* Fitted family bathroom
- \* Appealing fitted kitchen
- \* Sizeable lounge
- \* Welcoming and well-maintained communal halls
- \* Set behind well-tended gardens
- \* Residents' parking
- \* Directly adjacent to readily-available bus services
- \* Set in a central, sought-after location in Walmley



***19 PENNS COURT, EACHELHURST RD, WALMLEY, B76 1DL ~ Offers around £150,000***

Ideally positioned for access to readily available bus services, located directly adjacent to the property, this delightful home offers two impressively proportioned bedrooms, close to Walmley village. Local shopping amenities and facilities can be obtained via a short walk, and play host to a public house, convenience stores, pharmacies and cafes. Further comprehensive shopping can be obtained via a short drive to The Fort shopping centre and Sutton Coldfield town centre. Excellent educational opportunities are available for all ages, local parks, walks and trails encompass the property's immediate proximity. Benefitting from the provision of gas central heating and PVC double glazing (both where specified); in summary, the property briefly comprises: deep and welcoming entrance hall giving doors to storage areas, kitchen and lounge, stairs radiate off to the first floor and give access to two spacious and considerable bedrooms and a well-appointed family bathroom. Externally, well-tended lawns, having mature bushes, give access into the block, with stairs leading off to first floor. To fully appreciate the accommodation on offer, its proportions and opportunity for improvements, we highly recommend internal inspection. Council Tax Band B, EPC Rating C.

Set back from the road behind lawn, a paved path gives access into the accommodation having double doors opening into:

**COMMUNAL HALL:**

Stairs radiate off to first floor and give access into the accommodation.

**ENTRANCE HALL:**

Doors open to two storage cupboards, fitted breakfast kitchen, lounge and stairs off to first floor, radiator.

**KITCHEN: 11'3 x 7'7:**

PVC double glazed window to rear, matching wall and base units with recesses for washing machine, integrated oven, roll-edged work surfaces with four ring gas hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, access is given into a pantry area, radiator and door leads back into hall.

**LOUNGE: 16'4 x 12'4 (max) / 9'2 (min):**

PVC double glazed window to fore, radiator, door leads back to hall.

**STAIRS & LANDING:**

Doors open to two bedrooms, family bathroom and storage.

**BEDROOM ONE: 16'4 x 9'3':**

PVC double glazed window to fore, door leads to storage, radiator and door to landing.

**BEDROOM TWO: 11'2 x 9'1:**

PVC double glazed window to rear, door to storage, radiator and door to landing.

**BATHROOM:**

PVC double glazed obscure window to rear, suite comprising bath, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.



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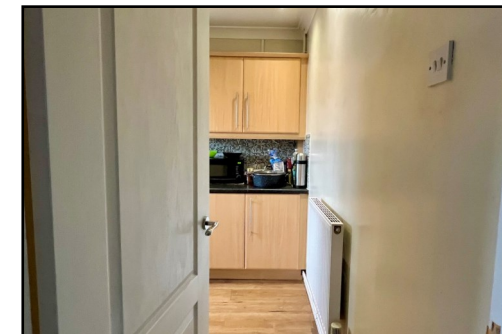


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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.

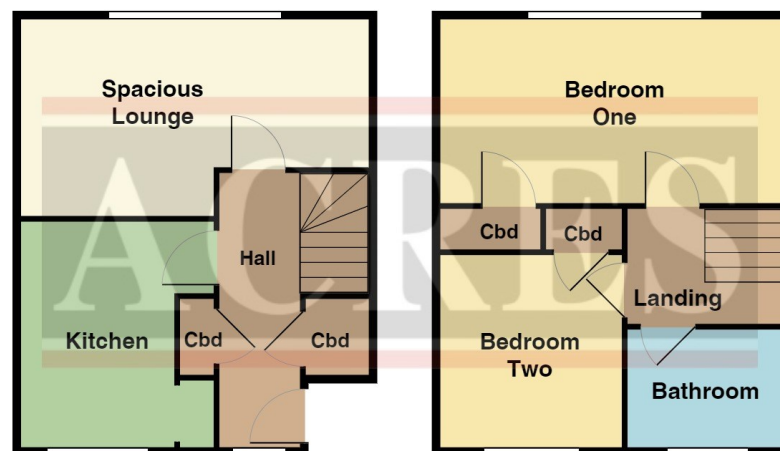
**TENURE:** We have been informed by the vendors that the property is Leasehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** B  
**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888



Penns Court, Walmley, B76 1DL



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		