

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Impressively improved, ground floor apartment
- Two well-proportioned bedrooms
- Welcoming & delightful lounge through dining area
- Recently re-fitted breakfast kitchen
- Renewed & superb shower room
- Upgraded electric heating system
- Single garage located in a separate block
- Incredible position overlooking gardens and Walmley Cricket Club
- Envious location, close to Walmley Village



23 ELDON DRIVE, WALMLEY, B76 1LT ~ Offers Over £160,000

Set within this delightfully composed development, meticulous improvements have been made to compile this impressively presented, vastly sought-after, ground floor apartment overlooking Walmley Cricket Club. Just walking distance to Walmley Village, which benefits from pharmacies, a public house and scatterings of family-owned cafés, readily available bus services are obtainable at the end of Penns Lane upon the junction with Eachelhurst Road, providing suitable and regular transport to surrounding town centres and city locations. Well-tended communal grounds are closely monitored throughout the calendar year and befit the peaceful, cosy surroundings the property finds itself within. The accommodation has been heavily updated with efficient, renewed electric heating being implemented, a new kitchen and shower room, together with PVC double glazing. Having a short lease of 37 years remaining, service charge is £1600p.a and ground rent £10p.a. Briefly comprising: entrance hall giving access into an enlarged lounge with patio door leading to rear gardens, direct access is given into a inner hall and a renewed, refitted high-gloss, handle-less kitchen. Doors from the inner hall open to understairs storage and further cloaks storage, two double bedrooms with built-in wardrobes and a superb shower room. Communal grounds line the perimeter with a single garage being located in a separate block. To fully appreciate the accommodation on offer and its improvements, we highly recommend internal inspection.

COMMUNAL GROUNDS: Delightful grounds encompass the property's perimeter with lawns to fore, side and rear of the property's position, well-maintained shrubs and bushes are scattered with tarmac drives and paved paths

Access is via a reception door into;

LOUNGE: 22'10" x 11'7" PVC double glazed window to fore overlooking gardens, access to inner hall and fitted breakfast kitchen, a PVC double glazed door with window to side leads to rear gardens, renewed electric radiator.

KITCHEN: 7'11" x 7'4" PVC double glazed window overlooking rear gardens, recently refitted, high-gloss and handle-less wall and base units having space for electric cooker, freestanding fridge / freezer and washing machine, edged work surface having tiled splashbacks behind, inset sink drainer unit, access given back to dining area / lounge.

HALLWAY: Having doors leading into understairs storage and cloaks storage, two bedrooms and a family shower room.

BEDROOM ONE: 11'7" x 10'10" PVC double glazed window to fore overlooking gardens and part of Cricket grounds, space for a double bed and complete suite including chest of drawers, wardrobes and bedside tables, sliding double doors open into a built-in wardrobe having overhead storage, electric radiator, door to hall.

BEDROOM TWO: 10'1" x 8'1" PVC double glazed window to rear, space for a double bed or two, separate single beds, sliding double doors open to wardrobe with overhead storage space, electric heating, door leads back to hall.

IMPROVED SHOWER ROOM: PVC double glazed obscure window to rear, a recently fitted suite comprising step-in shower cubicle having glazed, curved doors, low level WC and vanity wash hand basin, ladder style radiator and tiled splashbacks, door back to hall.

GARAGE EN BLOC: (Please check the suitability of this garage for your own vehicle) Up and over garage door to fore, set at the end of the development amongst other garages



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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)

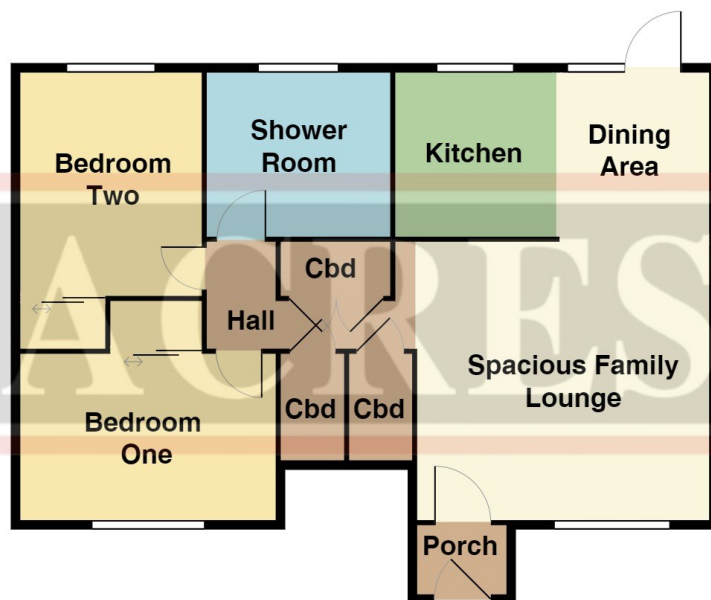
COUNCIL TAX BAND: B

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



23 Eldon Drive, Walmley, B76 1LT



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		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		