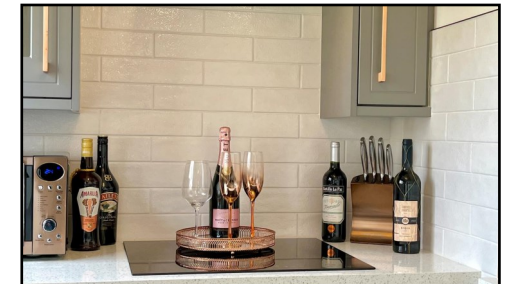


ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- * Immaculately presented, first floor duplex apartment
- * Finished to an incredible standard
- * Two double bedrooms with built in wardrobes
- * Superb family bathroom with underlighting and starlights
- * Spacious and cosy lounge with wall mounted fire
- * Delightful, Howdens fitted breakfast kitchen overlooking gardens
- * Set within manicured communal grounds
- * Single garage located in a separate block
- * No onward chain
- * Close to shopping and commuter links



265 PENNS LANE, WALMLEY, B76 1LS ~ Offers around £170,000

Immaculately presented throughout, no expense has been spared within this delightfully decorated, exceptionally spacious, leasehold and first floor, duplex apartment set off the ever-popular Penns Lane in Walmley. Meticulous improvements have been implemented by the vendors to produce a home befitting of its access to shopping amenities, cafes and public house in Walmley Village. Readily available bus services are obtainable directly adjacent to the accommodation having further routes on Eachelhurst Road, all of which provide ease of commute to surrounding towns and city centres. Well-regarded schooling falls within close proximity for all ages and the development lies on the edge of Walmley Cricket & Football Club. Benefitting from renewed electric heating and PVC double glazing (both where specified), a bespoke Howdens kitchen, superb bathroom with star-lights and automatic blinds are just snippets of what this home has to offer. Currently the property comprises: entrance hall, double doors open to an appealing lounge having an impressive wall-mounted, electric fire, access is provided into a dining area and an incredible, fitted kitchen both of which overlook the rear, communal gardens. Further stairs lead from lounge and advance to two, double bedrooms having built-in wardrobes, all rooms are serviced by a family bathroom. Manicured grounds surround the property with mature shrubs and bushes being scattered throughout, a single garage is located within a separate block. The property is currently leasehold and benefits from 37 years remaining, ground rent £20p.a. and service charge is £102.74pcm. To fully appreciate the accommodation on offer, the improvements that have been made and all the perks that are presented, we highly recommend internal inspection.

Set back from the road behind a paved path having mature, well-tended lawns with a mixture of manicured bushes and trees, access is gained into the accommodation via a PVC double glazed obscure windowed door giving access to:

ENTRANCE HALL:

Stairs radiate to first floor, a single door gives access into storage, and obscure glazed double doors open to:

LOUNGE: 15'9 x 11'7:

PVC double glazed window to fore, wall-mounted electric fire having log-effect and living-flame behind which can be remotely accessed via an app, access is given to dining area and kitchen, obscure doors lead to entrance hall, stairs off to first floor, electric radiator.

SUPERB FITTED BREAKFAST KITCHEN & DINING AREA: 14'10 x 7'3:

PVC double glazed windows to rear overlooking gardens, Howdens fitted kitchen with matching wall and base units having a variety of drawers, cupboards, integrated units and a clear glazed unit, integrated fridge with freezer access, dishwasher, washer/dryer and oven, edged work surfaces with integrated four ring electric induction hob and extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks having under-lighting to eye-line cupboards, space for dining table and chairs, access is given back into lounge.

STAIRS & LANDING TO BEDROOMS:

Double doors open to storage, further doors lead to two bedrooms and a family bathroom.

BEDROOM ONE: 11'4 x 11'2:

PVC double glazed window to fore, electric radiator, space for king-size bed and bedside tables, door to over-stairs storage and to double wardrobes having over-head storage, electric radiator, door to landing.

BEDROOM TWO: 9'10 x 8'2:

PVC double glazed window to rear, electric radiator, space for double bed, double doors open to wardrobe space.

IMPRESSIVE FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath having a split splash screen to side, vanity floating wash hand basin and floating WC, ladder style radiator, tiled splashbacks, under-lights to bath, and star-lights in shower area, door to landing.

GARAGE: (Please check the suitability for your own vehicle use)

Located in a separate block, having up and over garage door to fore.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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)

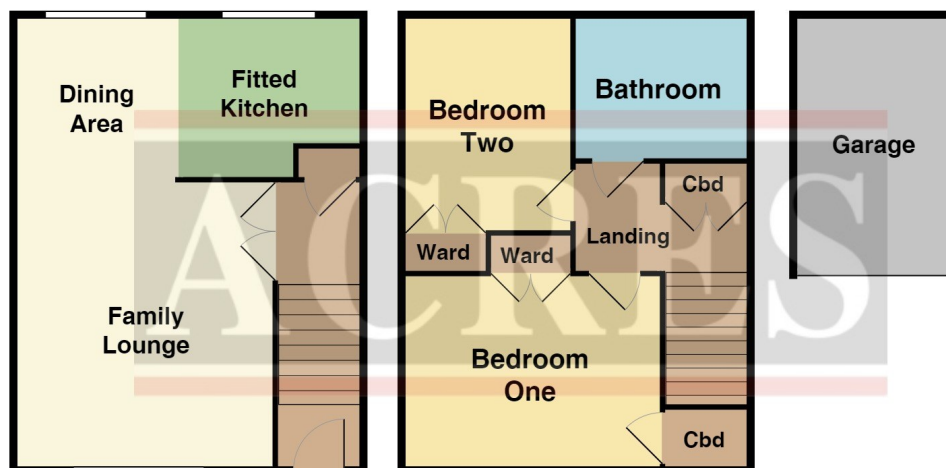
COUNCIL TAX BAND: B

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Penns Lane, Sutton Coldfield, B76 1LS



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