

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Incredibly spacious, first floor two bed roomed apartment
- * Dual aspect lounge with balcony to side
- * Superb fitted breakfast kitchen with dining space and pantry
- * Family bathroom and separate WC
- * Deep and welcoming entrance hall with recesses
- * Secure communal door with side intercom/door release
- * Excellent position on the edge of Wylde Green & Erdington
- * Access to commuter links via cross city rail line
- * Parking available to rear
- * Impressive opportunity for conversion/personalisation
- * No upward chain



11, ABBEY MANSIONS, SILVER BIRCH RD, B24 0AT ~ Offers around £145,000

This remarkable, first floor, deceptively large and spacious, two bed leasehold apartment is set on the edge of Erdington and Wylde Green, having a healthy lease of 86 years and offering unrivalled opportunity for full personalisation with no upward chain. Readily available bus services provide ease of access to surrounding towns and Birmingham City Centre, the cross city rail line can be obtained at Chester Road station with direct access into Birmingham within 15 minutes. Well regarded schooling can be found in close proximity to the property's position, further benefits include essential shopping amenities and facilities on Birmingham Road, public parks, public houses and cafes. Benefitting from electric heating and PVC double glazing, (both where specified), secure side intercom/door release privatises the property, rear parking is available on a first-come, first-served basis and a side balcony from the lounge all propose exciting potential for prospective purchasers. Currently the property briefly comprises: deep and welcoming entrance hall with access to recessed storage areas, doors radiate from the hall and give access to a dual aspect lounge having balcony, a superb and substantial fitted breakfast kitchen through dining space with scope for conversion and door to pantry, two double bedrooms, a family bathroom and separate, guest cloakroom/WC. Externally, a paved path set behind mature shrubs and bushes to the perimeter gives access to the accommodation, rear garages with tarmac drive provide space for the first-come, first-served parking. To fully appreciate the accommodation on offer, its comprehensive interior space and immense possibility, we highly recommend internal inspection.

Set back from the road behind a paved path, having large shrubs and bushes lining the perimeters, providing privacy to the accommodation, a secure communal door with side intercom / door release gives access into communal halls, stairs lead to first floor, access is gained into the property via a wooden door through to:

ENTRANCE HALL: Doors give access to lounge, fitted breakfast kitchen, two bedrooms, bathroom and separate WC, space to alcoves for storage, door back to communal halls.

DUAL ASPECT LOUNGE: 13'8 x 10'0: PVC double glazed windows to side and to rear, a balcony door opens to side, electric wall-mounted radiator, space for L-shaped sofa, door back to hall.

SUPERB FITTED BREAKFAST KITCHEN: 16'3 x 10'7: PVC double glazed window to rear, matching wall and base units with recesses for washing machine, fridge / freezer and dryer, integrated oven, roll edged work surfaces with sink drainer unit and four ring electric hob having extractor canopy over, bar stools provide seating to breakfast bar and further space for a dining table, tiled splashbacks, doors open to a large pantry area and hall, opportunity to refigure the wall and base units and create a kitchen island as well as opening up double doors into lounge.

BEDROOM ONE: 12'4 x 9'6: PVC double glazed window to side, space for double bed and complimenting suite, door back to hall.

BEDROOM TWO: 12'5 x 7'2: PVC double glazed window to side, space for double bed and wardrobe, door back to hall.

BATHROOM: Suite comprising bath and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to hall.

SEPARATE GUEST CLOAKROOM / WC: Low level WC, wooden door gives access to storage, door back to hall.



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

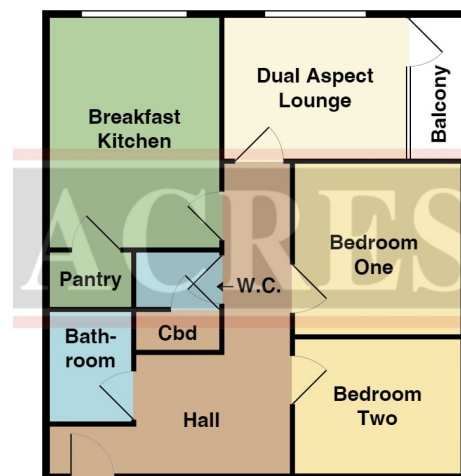


Abbey Mansions, Silver Birch Road, B24 0AT



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		