

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Beautifully presented within a popular, sought after development
- * Spacious duplex apartment having extended lease
- * Two well-proportioned bedrooms with wardrobe space
- * Superb, refitted family shower room
- * Imposing & attractive lounge
- * Sun-soaked dining area and fitted kitchen overlooking gardens
- * Welcoming entrance hall with external storage area
- * Renewed carpets with brand new white goods and hob
- * Set behind charming gardens with single garage located in separate block
- * No upward chain



40 ELDON DRIVE, WALMLEY, B76 1LT ~ Price Guide £194,000

Delightfully presented on a charming, sought-after and central development in Walmley, at the back of the estate, this recently redecorated and improved, duplex apartment benefits from an extended leasehold term and scope for personalisation. Deceptively spacious from its initial exterior aspect, the property falls just off Penns Lane where readily available bus services are frequent and provide ease of access and commute to surrounding towns and city centres. Local shopping amenities can be found in Walmley village with further comprehensive shopping in Wylde Green and Minworth also raising attractiveness to the location. Recently updated internally, the home now boasts tasteful décor ready for a prospective purchaser. Benefitting from the provision of electric heating and PVC double glazing, (both where specified), an extended leasehold term of 172 years is offered and the home currently briefly comprises: Entrance hall with renewed carpets leading to first floor and storage, obscure double doors open into an imposing family lounge having further glazed double doors opening into a dining area and fitted kitchen of which overlooks gardens to rear and will retain brand new white goods and hob. Off the lounge, a second set of stairs gives access to second floor having renewed carpets throughout landing space and two double bedrooms, both having recesses for wardrobes, a superb, recently refitted shower room services the accommodation. Externally, manicured gardens encompass the property's perimeter and provide access to permit bay parking, roadside visitor parking is available and the property boasts a single garage located within a separate block. To fully appreciate the improvements that have been made as well as the true proportions, we highly recommend internal inspection.

Set back from the road behind a paved path having well-tended communal lawns and access into a storage area, access is gained into the accommodation via a double glazed obscure door into:

ENTRANCE HALL:

Renewed carpet gives access to the first floor, a single door opens into cupboard and obscure double doors open into:

SPACIOUS FAMILY LOUNGE: 15'9 x 14'11 (max) / 11'7 (min):

PVC double glazed window to fore, slate hearth having period mantel over, radiator, glazed obscure double doors open to entrance hall / landing, stairs off to second floor, further glazed double doors open into:

FITTED BREAKFAST KITCHEN / DINING ROOM: 14'10 x 7'3:

PVC double glazed windows to rear, matching wall and base units with integrated oven, having recesses below for brand new washing machine and brand new fridge / freezer, roll edged work surfaces with new four ring electric hob having extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks and floors, radiator, space for dining table, double glazed doors open back to lounge.

STAIRS & LANDING TO SECOND FLOOR:

Renewed carpet gives access to landing, double doors open to airing cupboard with new water tank, further single doors give access into two bedrooms and a family shower room, access to boarded loft void with pull-down loft ladders with electric light for ample storage space.

BEDROOM ONE: 13'5 (into wardrobe recess) x 11'5 (max) / 11'4 (min):

PVC double glazed window to fore, wardrobe void with overhead storage, electric radiator, door to wardrobe space with rails, shelving and lighting, door to landing.

BEDROOM TWO: 11'10 (into wardrobe recess) x 9'9 (max) / 8'1 (min):

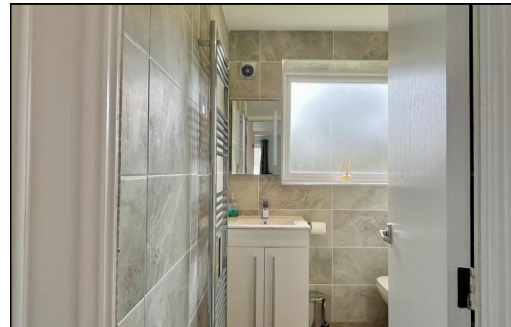
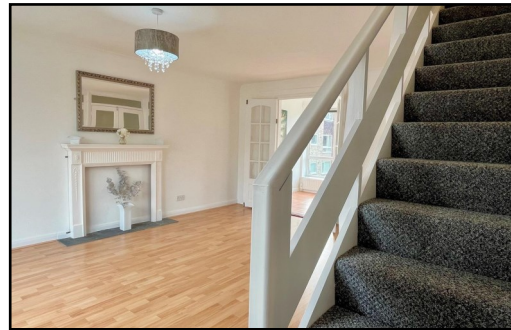
PVC double glazed window to rear, electric radiator, void for wardrobe, overhead storage, door to landing.

FAMILY SHOWER ROOM:

PVC double glazed obscure window to rear, step-in shower with glazed sliding door, vanity wash hand basin and low level WC, tiled splashbacks, ladder style radiator, door to landing.

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

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



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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)

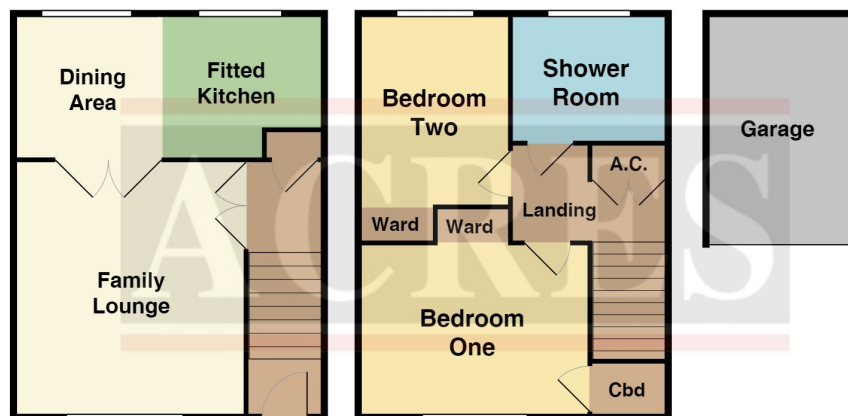
COUNCIL TAX BAND: B

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Eldon Drive, Sutton Coldfield, 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		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		