

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * Incredibly spacious, two bedroomed duplex apartment
- * Built-in wardrobes to both double bedrooms
- * Well-appointed family bathroom
- * Sizeable family lounge
- * Impressive fitted breakfast kitchen overlooking gardens
- * Scope for modernisation and redevelopment
- * Set close to an excellent array of amenities
- * Beautiful grounds encompassing the property
- * Single garage located in a separate block



259 PENNS LANE, WALMLEY, B76 1LS ~ Offers in Excess of £160,000

Deceptively spacious from its initial exterior aspect, this impressively proportioned home offers a unique opportunity for modernisation, making it an ideal canvas for those looking to create a stylish and contemporary living space tailored to their tastes. Set across three floors, this delightfully presented, leasehold, two bedroomed duplex apartment provides 77 years remaining on its lease, annual ground rent of £20 and a monthly service charge of £82*. Locally the home boasts daily essential shopping amenities and facilities on Walmley high street, further comprehensive retail therapy can be obtained in Wylde Green, Sutton Coldfield and Minworth. Sat just behind the development, a discreetly placed Cricket, sports & social club can be found offering hot and cold beverages daily, together with food and function room. Readily available bus services are located on Penns Lane and provide ease of commute to surrounding town and city centres. Benefitting from the provision of electric heating and double glazing (both where specified), scope within this home is substantial with internal rooms currently briefly comprising: initial entrance hall with stairs to a first floor landing, double doors open to a sizeable lounge, glazed, bi-folding double doors open to a fitted breakfast kitchen with space for dining and superb views over rear communal grounds. A second set of stairs leads from the lounge up to a final floor where two double bedrooms are offered and benefit from fitted wardrobes, a family bathroom serves the accommodation. Truly delightful grounds encompass the perimeter of the home with access to a single, bay parking space offering various visitor spaces, a drive leads to a single garage. To fully appreciate the home on offer, we highly recommend internal inspection. EPC RATING C.

Set back from the road behind delightfully well-manicured lawns with a variety of shrubs and bushes, access is gained into the accommodation via an obscure glazed wooden door into:

INITIAL ENTRANCE HALL:

Stairs lead to landing, a single door opens to storage, double doors open to:

SIZEABLE FAMILY LOUNGE: 15'10 x 11'8:

PVC double glazed window to fore, an electric log-effect fire set on a granite hearth having matching surround and contrasting mantel over, electric radiator, stairs off to second floor, double doors lead to landing and ground floor entrance, glazed double bi-folding doors open to:

FITTED BREAKFAST KITCHEN THROUGH DINING ROOM: 14'11 x 7'2:

PVC double glazed windows to rear overlooking gardens, matching wall and base units with recesses for cooker, washing machine, dryer and fridge / freezer, roll edged work surfaces with stainless steel sink drainer unit, tiled splashbacks, electric radiator, space for table, glazed double bi-folding doors open back to lounge.

STAIRS & LANDING TO SECOND FLOOR:

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

BEDROOM ONE: 11'5 x 11'3:

PVC double glazed window to fore, double doors open to wardrobes and single door opens to over-stairs storage, electric radiator, door to landing.

BEDROOM TWO: 9'10 x 8'2:

PVC double glazed window to rear, double doors open to wardrobes, electric radiator, door to landing.

FAMILY BATHROOM:

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

COMMUNAL GARDENS:

Encompassing the property's perimeter with a number of paved paths providing access to the accommodation, a tarmac drive leads between the estate and provides visitors spaces as well as an allocated bay parking space, all of which lead to:

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

Set in a separate block amongst further garages.

*Please note that the details of the service charges and ground rent should be verified by any prospective purchaser's solicitor.



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)

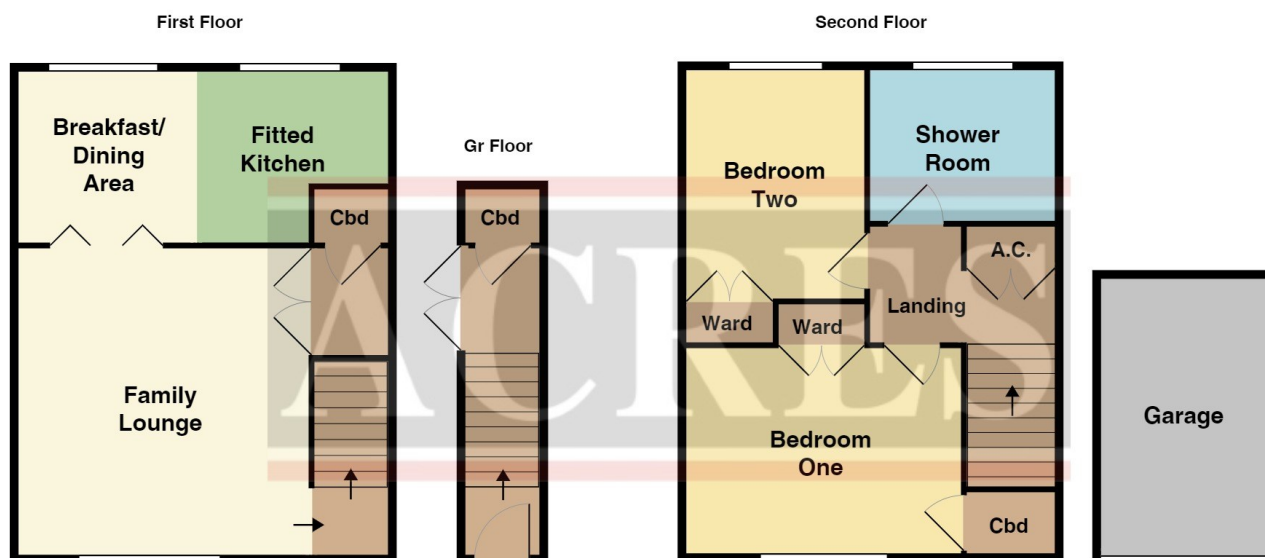
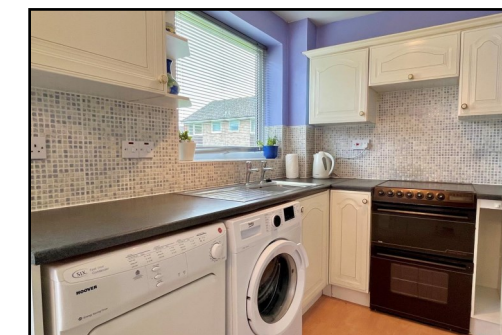
COUNCIL TAX BAND: B

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Eldon Drive, Sutton Coldfield, B76 1LT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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