

ACRES

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



- * Impressively proportioned, two bedroomed ground floor apartment
- * Renewed & attractive shower room
- * Superb fitted kitchen
- * Spacious lounge with space for dining
- * Welcoming entrance hall & communal halls
- * Beautiful grounds surrounding the home
- * 139 year lease, £1600 service charge, peppercorn ground rent*
- * Single garage to rear car park
- * Fantastic array of amenities
- * Close to transport links



5 PENNS COURT, EACHELHURST ROAD, B76 1DL ~ Offers around £180,000

Beautifully presented in an enviable position of Walmley boasting its vast array of local amenities, this impressively proportioned, two double bedrooled ground floor apartment benefits from an extended leasehold term, single garage, rear parking and modern, contemporary interior decoration. Walmley offers access to pharmacies, local eateries, daily essentials and much more in the way of shopping, with commuter links being in abundance through readily available bus services located directly adjacent to the property's position. Wider surrounding towns can be found within a short drive, Wyld Green & Minworth being consistently popular to local residents thanks to their huge variety of stores. Excellent educational opportunities for all ages surround Sutton Coldfield with access to public parks and New Hall Valley Country Park being provided on the doorstep. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), we have been advised by our vendors 139 years remain on the lease, service charge is £1600 per annum and a peppercorn ground rent*; internal rooms currently briefly comprise: deep and welcoming entrance hall, bifolding door to a delightful fitted kitchen, sizeable family lounge, two imposing bedrooms with the master having fitted wardrobes and overhead units, a renewed shower room completes the internal accommodation. Externally, well-maintained lawns with mature shrubs and seasonal plants surround the home, a tarmac drive provides parking and access to a single garage in a separate block. To fully appreciate the size of this home as well as improvements throughout, we highly recommend internal inspection. EPC RATING C.

Set back from the road behind a tarmac rear car park, mature shrubs and bushes are offered to the front of the accommodation behind lawns, access is gained into the accommodation via wooden double doors into:

COMMUNAL HALLS:

A PVC double glazed obscure door opens to:

ENTRANCE HALL:

Internal doors open to two bedrooms and a shower room, bi-folding door to kitchen, radiator and glazed door to lounge.

FITTED KITCHEN: 7'9 x 6'3:

PVC double glazed window to rear, matching Shaker-style wall and base units with recesses for washing machine and fridge, integrated oven and microwave, edged work surfaces with four ring electric hob, stainless steel sink drainer unit, tiled splashbacks, radiator, bi-folding door leads to hall.

FAMILY LOUNGE: 16'4 x 12'3:

PVC double glazed windows to fore, electric log-effect fire set upon a raised granite-style hearth having matching surround and mantel over, space for sofa and dining table, radiator, glazed door back to hall.

BEDROOM ONE: 16'4 x 11'3:

PVC double glazed windows to rear, built-in wardrobes with overhead units and recess to centre for bed, radiator, door back to hall.

BEDROOM TWO: 12'5 x 12'2:

PVC double glazed window to fore, radiator, door back to hall.

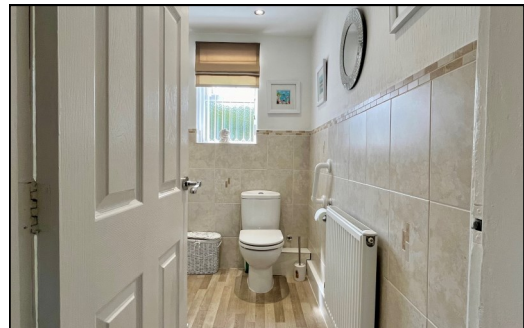
FAMILY SHOWER ROOM:

PVC double glazed obscure window to rear, suite comprising step-in shower cubicle with glazed sliding door to side, low level WC and vanity wash hand basin, tiled splashbacks, radiator, door back to hall.

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

Located in separate block.

* Any prospective purchaser should verify these details and charges with their own 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

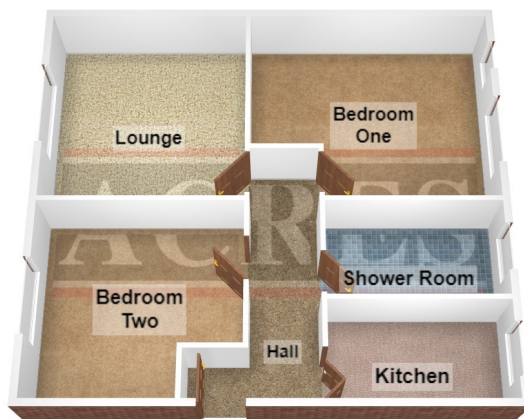
FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888

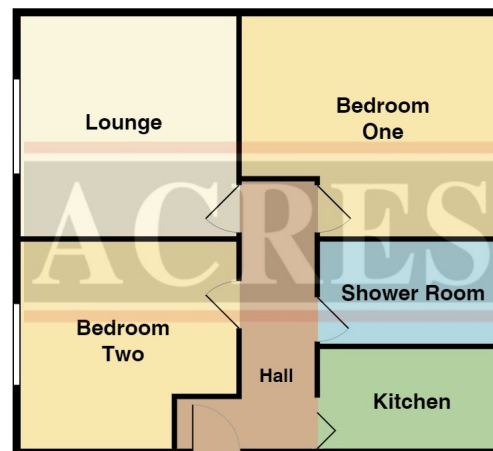


Penns Court, Sutton Coldfield, B76 1DL

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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		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		