

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- First floor duplex, leasehold apartment
- Two well-proportioned bedrooms with built-in wardrobes
- Well-appointed family shower room
- Spacious lounge overlooking gardens
- Fitted kitchen through dining space
- Single garage located in separate block
- Bay permit facilitating residents parking
- Vast visitors parking available
- Stone's throw from local Cricket Club
- 87 years remaining, approx. £130pcm ground rent & service charge



***49 ELDON DRIVE, WALMLEY, B76 1LT ~ Offers around £180,000***



An impressive example of a first floor, duplex apartment boasting spacious living proportions, widely deceptive from its initial exterior aspect. Complimented by an 87 year lease remaining together with an approximate service charge and ground rent of £130pcm, attractiveness and suitability for a variety of prospective purchasers is therefore guaranteed. Modern and contemporary internal décor combined with superb external gardens is sure to captivate. A stone's throw from Walmley Cricket Club which provides social and entertainment pleasure, Walmley village with its abundance of daily essential shopping amenities and facilities creates a convenient one-stop-shop, readily available bus services provide ease of commute to surrounding town and city centre locations. Benefitting from electric heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: entrance hall, appealing lounge having large window overlooking front gardens, double doors open into a fitted kitchen through dining space. Stairs from the lounge lead to the top floor where two, well-proportioned double bedrooms can be found, both boasting built-in wardrobes, an improved shower room completes the internal offerings. Externally, well-manicured lawns and shrubs surround the estate, a tarmac drive allows for multiple parking spaces and a permit provides one bay parking space. To fully appreciate the home on offer as well as its true internal size, we highly recommend internal inspection.

Set back from the road behind a multivehicular tarmac drive with visitor spaces and the opportunity for a permit to grant bay parking, access is gained into the accommodation via an obscure glazed door into:

**ENCLOSED HALL:** Stairs radiate immediately off and to first floor landing, single door opens into storage with glazed double doors opening to:

**FAMILY LOUNGE: 15'09 x 14'10 max 11'07 min:** PVC double glazed windows to fore overlooking gardens, radiator, stairs lead to second floor, glazed double doors to first floor landing and sliding glazed doors open into:

**FITTED BREAKFAST KITCHEN THROUGH DINING: 14'11 X 7'03:** PVC double glazed windows to rear garden, matching wall and base units with recesses for microwave, washer/dryer and freestanding fridge/freezer, integrated oven, edged work surface with sink drainer unit, electric four ring hob and extractor over, radiator, space for dining table and a glazed sliding door opens to lounge.

**STAIRS AND LANDING TO SECOND FLOOR:** Double doors open to storage, further single doors open to bedrooms one & two, as well as shower room.

**BEDROOM ONE: 11'03 x 11'03:** PVC double glazed window to fore, built-in sliding wardrobes and overstairs storage, radiator, door back to landing.

**BEDROOM TWO: 9'11 x 8'01:** PVC double glazed windows to rear, built-in sliding wardrobes, radiator, door back to landing.

**SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising step-in shower cubicle with glazed door, low level WC and vanity wash hand basin, tiled splashbacks and flooring, door back to landing.

**GARDENS:** Well-manicured lawns together with a seasonal mixture of shrubs and bushes surround the property and local estate, paved paths lead through the drive and to:

**GARAGE:** (Please check the suitability for your own vehicle use) Located in a separate block amongst other garages, an up and over door leads into the garage.



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)

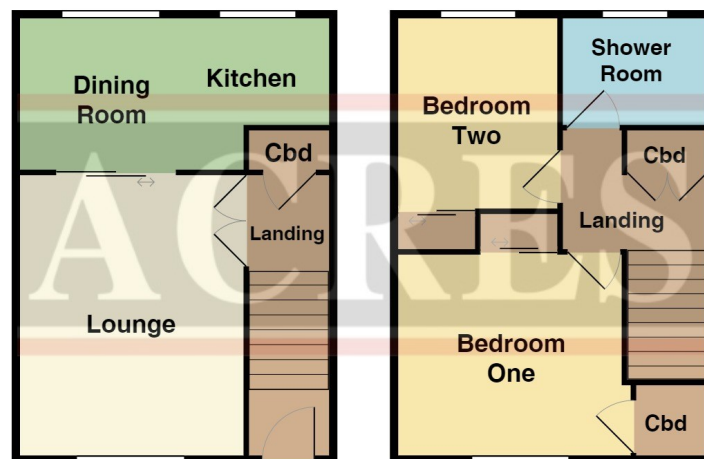
**COUNCIL TAX BAND:** B

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888



Eldon Drive, Sutton Coldfield, B76 1LT



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		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		