

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Second floor, two double bedrooomed apartment
- \* Recently updated & impressive shower room
- \* Reconfigured lounge, dining room & kitchen
- \* Opportunity for comprehensive fitted kitchen
- \* Balcony leading from lounge
- \* Entrance hall with hardwood herringbone flooring
- \* Delightful communal halls with secure door release
- \* Garage located in separate block
- \* 965 year lease
- \* £1638 ground rent & £40 ground rent
- \* No onward chain



***19 HAWTHORNDEN COURT, PENNS LANE, B76 1JU ~ Offers Over £180,000***

Impressively presented and benefitting from tasteful reconfiguration to compose an open plan accommodation, this second floor, two double bed roomed, leasehold apartment occupies an enviable position on Penns Lane, between the popular destinations of Wylde Green and Walmley. Boasting 965 years remaining on its lease, an annual service charge of £1638 and annual ground rent of £40, the home is beautifully poised for a plethora of prospective purchasers with immediate move-in being appropriate thanks to the home's appealing standards. Walking distance to surrounding shopping high streets is granted locally, a variety of cafes, daily essentials and further retail therapy can be obtained, readily-available bus services provide ease of commute to wider surrounding towns and city centres. Access to public parks and walks just a stone's throw from the home allows for socialising and exercise opportunities. Hawthornden Court is delightfully presented throughout its grounds, with a mixture of mature shrubbery and trees lining its outer perimeter, lawns and parking, as well as a garage located in a separate block are just a few of the external offerings. Benefitting from electric heating and PVC double glazing (both where specified), the home currently briefly comprises: Deep and welcoming entrance hall having hard wood, herringbone flooring leading to all rooms, which include a fitted breakfast kitchen through dining space and family lounge, a balcony overlooks gardens to fore, two double bedrooms and a recently renewed family shower room complete the accommodation. Communal halls are provided via a secure, side intercom/door release system into the block with stairs leading to upper floors. To fully appreciate the home on offer, its attractive proportions and standards, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a tarmac drive providing access to visitor parking and to rear garages, a paved path leads to the accommodation set behind lawn and mature shrubs with access being gained into the block via a glazed wooden door with windows to side, into:

#### **COMMUNAL ENTRANCE HALL:**

Stairs radiate off to the first and second floor having PVC double glazed windows to fore, access is gained into the property via a wooden door into:

#### **ENTRANCE HALL:**

Internal doors open to lounge, fitted kitchen, two bedrooms, shower room and store, original hardwood flooring, front door opens back to communal hall.

#### **FITTED BREAKFAST KITCHEN THROUGH DINING SPACE: 27'10 (through lounge) x 12'5:**

PVC double glazed window to fore, matching wall and base units with recesses for dishwasher, washing machine, dryer and fridge / freezer, integrated oven and grill, edged work surface having electric induction hob and stainless steel sink drainer unit, tiled splashbacks, space for dining table, radiator, door to hall and access is provided into:

#### **LOUNGE: 16'4 x 12'3:**

PVC double glazed balcony door and windows to fore, electric pebble-effect fire set on a stone-style hearth having matching surround and mantel over, door to entrance hall and access is provided back into dining space /fitted breakfast kitchen.

#### **BEDROOM ONE: 12'4 x 12'3:**

PVC double glazed window to rear, space for double bed and complimenting bedroom suite, radiator, door back to hall.

#### **BEDROOM TWO: 12'3 x 8'10:**

PVC double glazed window to rear, built-in wardrobe with space to side for desk, door opens back to hall.

#### **SHOWER ROOM:**

PVC double glazed obscure window to rear, suite comprising step-in shower cubicle with a glazed splash screen window to side, floating wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to hall.

#### **COMMUNAL GARDENS:**

Well-manicured lawn with mature trees and variety of shrubs and bushes line the property's perimeter and provide access to rear garages, an up and over garage door gives access to:

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



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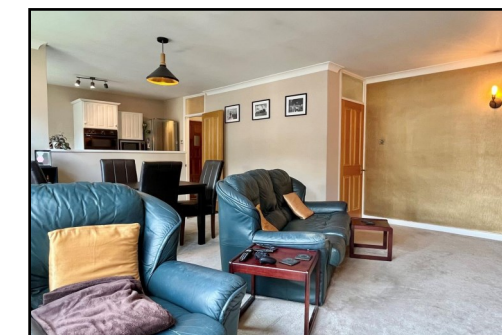
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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)

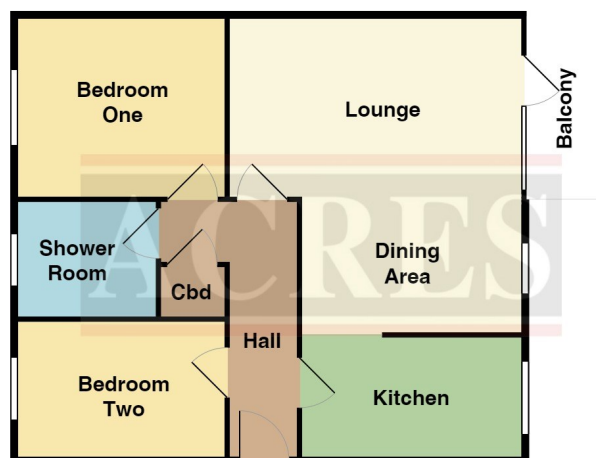
**COUNCIL TAX BAND:** C

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

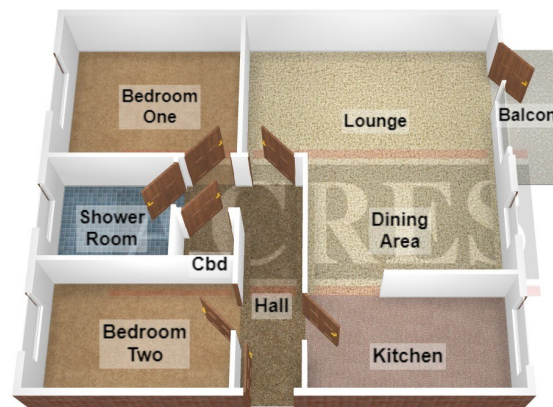
**VIEWING:** Recommended via Acres on 0121 313 2888



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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		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		