

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Three bedroomed, first floor apartment
- \* Third bed with potential for dining room
- \* Sizeable family lounge with balcony
- \* Attractive fitted kitchen
- \* Well-appointed family bathroom
- \* Deep entrance hall with cloaks storage
- \* Extended leasehold term
- \* Excellent position close to amenities
- \* Secure side intercom/door release system to fore
- \* No onward chain



***5, WILLOUGHBY COURT, SPRINGFIELD RD, B76 2SH ~ Offers around £150,000***

This deceptively spacious, three-bedroomed, first-floor apartment offers a fantastic opportunity for buyers looking to put their own stamp on a well-proportioned home that offers no onward chain. Positioned conveniently with bus services directly adjacent, the property also benefits from being within walking distance to local shopping amenities and essential facilities, making it an ideal choice for families or professionals alike. Well-regarded schools are also nearby, adding to the appeal for those with children, commuter links by road provide ease of access to surrounding town and city centre locations. With ample potential for modernisation, this apartment is perfect for anyone looking to create a personalised living space. Boasting a generous and long leasehold term of 140 years, current service charges £1624 per annum and ground rent of £125 per annum, as well as PVC double glazing (where specified). Currently briefly comprising: communal hall being accessed via a side intercom/door release system, entrance hall, imposing family lounge, fitted kitchen, three double bedrooms with the third directly off the lounge and having the potential to be converted into a dining room, a family bathroom and balcony complete the accommodation. Externally, a multivehicular drive is provided together with a single garage located in a separate block, well-manicured lawns line the perimeter. To fully appreciate the home on offer, its scope for modernisation and vast interior proportions, we highly recommend internal inspection. EPC Rating D.

#### **ENTRANCE HALL:**

Internal door opens to guest storage, door release and side intercom telephone, obscure glazed door with windows to side opens to lounge.

#### **FAMILY LOUNGE: 18'9 x 13'0:**

PVC double glazed windows and balcony door leading out to balcony, obscure glazed doors open to internal hall and fitted kitchen, further obscure doors with windows to side lead to dining room / bedroom three and entrance hall, electric radiator.

#### **KITCHEN: 9'3 x 7'4:**

Glazed window to rear, having inset secondary glazing, matching wall and base units with recesses for washing machine, fridge / freezer and cooker, roll edged work surfaces having stainless steel sink drainer unit, tiled splashbacks, breakfast hatch to dining area / bedroom three, obscure glazed door opens back to lounge.

#### **BEDROOM THREE / DINING ROOM: 9'3 x 8'7:**

Glazed window to rear having secondary glazing, breakfast hatch opens to kitchen, electric radiator, obscure glazed door with windows to side opens back to lounge.

#### **INTERNAL HALL:**

Doors open to two bedrooms and a family bathroom, an obscure glazed door gives access to lounge, electric radiator.

#### **BEDROOM ONE: 16'3 x 9'10:**

PVC double glazed windows to fore, space for double bed and complimenting bedroom suite, electric radiator, door back to internal hall.

#### **BEDROOM TWO: 12'6 x 7'9:**

PVC double glazed windows to side, space for double bed and complimenting bedroom suite, electric radiator, door back to internal hall.

#### **BATHROOM:**

Obscure glazed window to rear, having secondary glazing, suite comprising bath with bi-folding glazed splash screen, pedestal wash hand basin and low level WC, tiled splashbacks and flooring, door back to internal hall.





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)

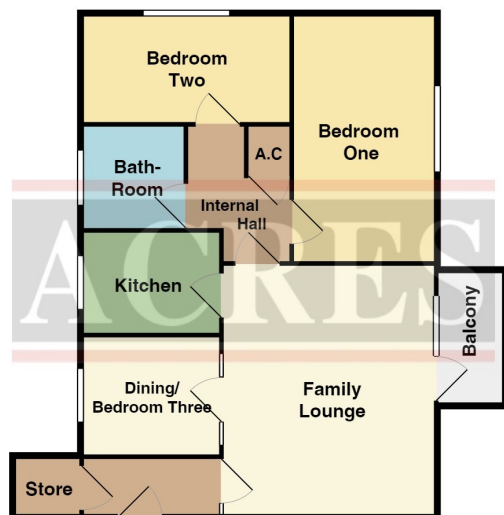
**COUNCIL TAX BAND:** B

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

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



Willoughby Court, Sutton Coldfield, B76 2SH



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		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		