

# ACRES

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



- First floor, two bedroomed apartment
- Master boasting fitted units
- Well-appointed shower room
- Attractive fitted kitchen
- Spacious lounge with dining space
- Delightful communal hall & grounds
- Parking available to rear
- Emergency pull cord & side intercom/door release systems
- Directly adjacent to amenities
- No onward chain



**WALMLEY ROAD, WALMLEY, B76 1QN - OFFERS IN THE REGION OF £125,000**

This beautifully presented, first-floor, two-bedroomed, leasehold apartment for the over-60s offers a deceptively spacious interior and charming décor, creating a warm and inviting home that's ready for immediate occupation. Designed with convenience and comfort in mind, the property enjoys a prime location within walking distance of shopping amenities and facilities, all situated directly adjacent to the development. Further comprehensive shopping opportunities can be found in Minworth, Wylde Green, and Sutton Coldfield, easily accessible via the many readily-available bus services from Walmley High Street. The development fosters a friendly and active community, with regular Crown Green Bowls events at the nearby club, a communal lounge, and access to a laundry room. Security and peace of mind are prioritised through emergency pull cords, and a secure side intercom/door release system, ensuring residents can enjoy a private and comfortable living environment. This delightful apartment offers a wonderful opportunity for over-60s seeking a relaxed and secure lifestyle with excellent amenities on their doorstep. Benefitting from a lease of 64 years, double glazing and electric heating are provided (both where specified), with internal rooms currently briefly comprising: hall, spacious family lounge with potential for dining space, attractive fitted kitchen, two well-proportioned bedrooms, the master boasting fitted wardrobes and complimenting units, a shower room completes the internal accommodation. A loft space is provided within the home and offers much needed storage space for downsizers, featuring boarding throughout. Externally, a superb communal stairway and entrance hall has been lovingly maintained, paved paths with a variety of shrubs and lawns are found outside. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating TBC.

Set back from the road behind a block paved path with lawn and mature shrubs and bushes to perimeters, a metal gate opens to courtyard and access is given into the accommodation via a secure side intercom / door release system, via a glazed door into:

#### COMMUNAL HALL:

Further glazed doors open to stairs, stairs radiate to first floor and an internal timber front door opens to the accommodation.

#### ENTRANCE HALL:

Doors radiate to kitchen, family lounge, storage, shower room and bedrooms, electric radiator, access is provided to loft space via a loft ladder.

#### FAMILY LOUNGE: 17'08 x 11'00:

Glazed leaded windows to fore, electric living-flame, coal-effect fire set upon a granite hearth having matching surround and period mantel over, electric radiator, door back to hall.

#### KITCHEN: 9'07 x 7'10:

Glazed leaded window to fore, matching wall and base units with a variety of integrated appliances including fridge / freezer, oven, dishwasher and washing machine / dryer, edged work surfaces with one and a half sink drainer unit, four ring electric hob, tiled splashbacks, door back to hall.

#### BEDROOM ONE: 16'04 x 9'06:

Double glazed leaded windows to fore, built-in wardrobes with a variety of drawers, cupboards and recess to centre for bed with bedside tables to side, electric radiator, door back to hall.

#### BEDROOM TWO: 11'04 x 6'07:

Double glazed leaded window to rear, electric radiator, door back to hall.

#### SHOWER ROOM:

Obscure glazed leaded window to rear, suite comprising corner shower cubicle with glazed splash screen door, bidet, low level WC and vanity wash hand basin, tiled splashbacks, door to airing cupboard and door back to hall.

#### COMMUNAL AREAS:

Including lounge, laundry and communal garden areas, access is provided out to drive, parking is provided on a first-come, first-served basis.



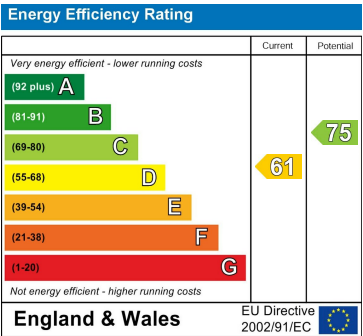




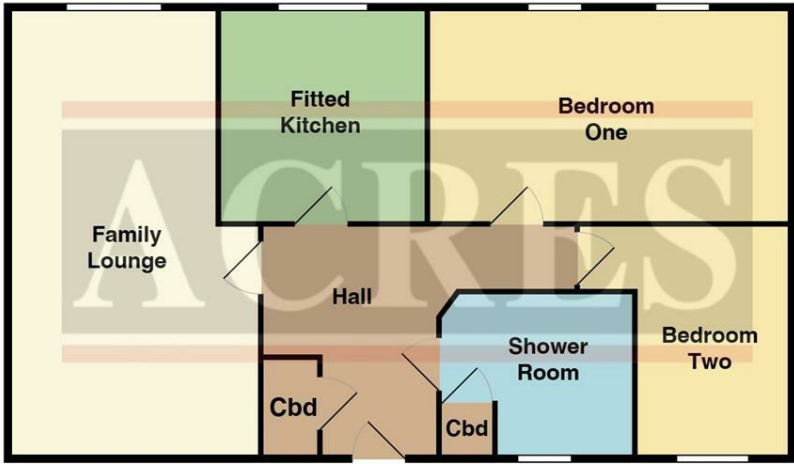
TENURE: We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 313 2888



Ashford Court, Sutton Coldfield, B76 1QN



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

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.