

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- One bedroomed, first floor flat
- Double bedroom with fitted wardrobes
- Fitted kitchen and utility space
- Dual-aspect lounge through dining space
- Great location in Walmley village
- Close to local schools, shops and amenities
- Well-tended communal gardens
- Garage en bloc
- Perfect for investors or first time buyers
- No upward chain



WYLDE GREEN ROAD, WALMLEY, B76 1RH - ASKING PRICE £140,000

This one-bedroom first floor flat, located in the desirable Walmley Village, presents a fantastic opportunity for first-time buyers or investors. Ideally situated close to local amenities such as schools, shops, dentists, and more, it offers convenience and easy access to everyday essentials. Readily-available bus services are found on the nearby Walmley high street offering scope for commuters and those seeking further retail opportunities in Sutton Coldfield, Minworth and Birmingham City Centre. Benefitting from PVC double glazing and electric heating (both where specified), the property briefly comprises: a spacious lounge and dining area, providing a comfortable space for relaxation and entertaining, well-sized kitchen, offering potential for a functional cooking area, a generously-sized double bedroom offering ample space for furniture and storage and a shower room to meet daily needs offering a simple yet efficient space. A garage is provided en bloc and the property also benefits from delightful, well-tended communal gardens with lawns, borders with seasonal shrubs and bushes and seating areas. With an extended lease of 1033 years and no onward chain, this property is perfect for those seeking a hassle-free purchase and a great investment opportunity. To fully appreciate the property on offer and its potential within, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a paved path with well-tended lawns and borders to sides, access is gained into the accommodation via a PVC double glazed door with secure intercom / door release system into:

COMMUNAL ENTRANCE HALL:

Stairs lead to first floor, PVC double glazed obscure door into:

ENTRANCE HALL:

Doors open to lounge, kitchen, bedroom and shower room, further doors to storage, electric radiator.

LOUNGE THROUGH DINING AREA: 24'09 x 13'06:

PVC double glazed windows to fore and to rear, electric radiator, space for complete lounge suite and dining set, door back to hall.

KITCHEN: 8'05 x 8'04:

PVC double glazed window to rear, matching wall and base units, recesses for free-standing cooker and washing machine, access into storage, tiled splashbacks, door back to entrance hall.

BEDROOM: 13'02 x 11'00:

PVC double glazed window to fore, built-in wardrobes, space for double bed and complimenting suite, electric radiator, door back to hall.

SHOWER ROOM:

PVC double glazed obscure window to rear, suite comprising step-in shower, vanity wash hand basin and low level WC, glazed obscure door opens back to entrance hall.

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

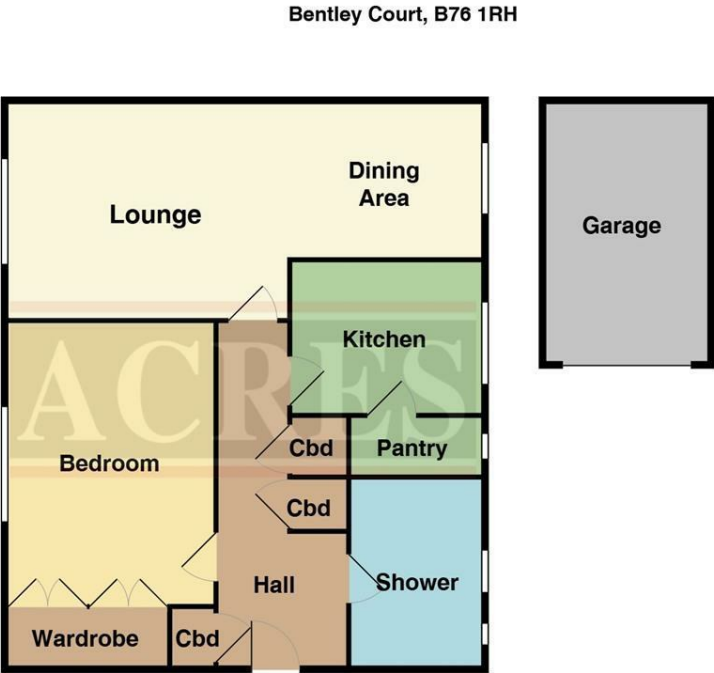
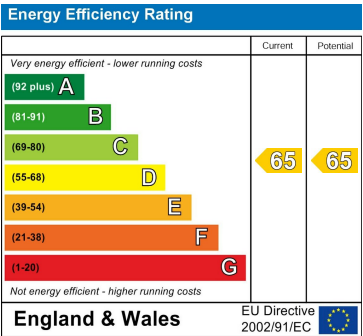
Up and over garage door to fore.



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 : B

VIEWING: Highly recommended via Acres on 0121 313 2888



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.