

ACRES

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



- Second floor, two bedroomed apartment
- Well appointed family bathroom
- Spacious lounge having patio doors
- Delightful fitted kitchen
- Sizeable entrance hall
- Communal hall with side intercom/door release
- Single garage located in separate block
- Long lease of 138 years
- Excellent position overlooking fields
- Service charge of £2136



SPRINGFIELD ROAD, SUTTON COLDFIELD, B75 7JH - ASKING PRICE £155,000

Positioned in an enviable setting overlooking picturesque fields to the rear of the development, this impressively proportioned, two-bedroomed and second-floor leasehold apartment offers a deceptively spacious interior, far exceeding expectations from its external aspect. Thoughtfully designed with delightful décor throughout, this home presents an excellent turnkey opportunity for prospective buyers seeking immediate move-in readiness. Internally, the property boasts well-planned living spaces, benefiting from beautiful views across the surrounding landscape from the hallway, kitchen, and bedroom. The apartment's generous proportions enhance the feeling of space, ensuring a comfortable and inviting atmosphere for both residents and guests. Ideally located within the catchment area of well-regarded schools, this home is perfect for those prioritising educational opportunities within walking distance. Furthermore, readily available bus services provide excellent connectivity to Walmley, Wyld Green, Sutton Coldfield and Birmingham, making daily commutes and leisure travel effortless. Benefitting from the provision of double glazing and electric storage heating (both where specified) a generous lease of 138 years is given, and service charge of £2136 with £0 ground rent, the home is approached via a tarmac drive with lawn and mature trees to sides, a side intercom/door release system provides entry into communal halls and stairs, a composite front door opens into: Entrance hall, fitted kitchen, sizeable family lounge with patio doors leading to a balcony, two well-proportioned bedrooms offer built-in wardrobes and a family bathroom completes the internal accommodation. A single garage located in a separate block is provided. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating F.

Set back from the road behind a tarmac drive with lawn and mature trees and conifers lining the perimeter, access is given into the accommodation via a glazed timber door with side intercom / door release system to side into:

COMMUNAL HALL:

Stairs lead to the first and second floors, with access into the home being granted via a composite door into:

LARGE ENTRANCE HALL:

Double glazed window overlooks rear and fields, electric storage heater, doors are provided into lounge and to kitchen, space is also provided for storage.

FITTED KITCHEN: 12'01 x 6'01:

Double glazed window to rear, matching wall and base units with a variety of integrated appliances, roll edged work surfaces having four ring electric hob and extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks and flooring, door opens back to entrance hall.

FAMILY LOUNGE: 17'06 x 12'04:

Double glazed sliding doors open to balcony, electric storage heater, space for complete lounge suite, doors to entrance hall and into:

INNER HALL:

Doors open to storage, two bedrooms and a family bathroom.

BEDROOM ONE: 15'00 x 12'08:

Double glazed window to fore, built-in double wardrobe, space for double bed and complimenting suite, electric storage heater, door back to inner hall.

BEDROOM TWO: 16'08 x 9'07:

Double glazed windows to rear and to side, built-in double wardrobe, space for double bed and complimenting suite, electric storage heater, door back to inner hall.

FAMILY BATHROOM:

Double glazed obscure window to rear, suite comprising bath with electric shower over, pedestal wash hand basin and low level WC, electric towel radiator, tiled splashbacks and flooring, door back to inner hall.

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

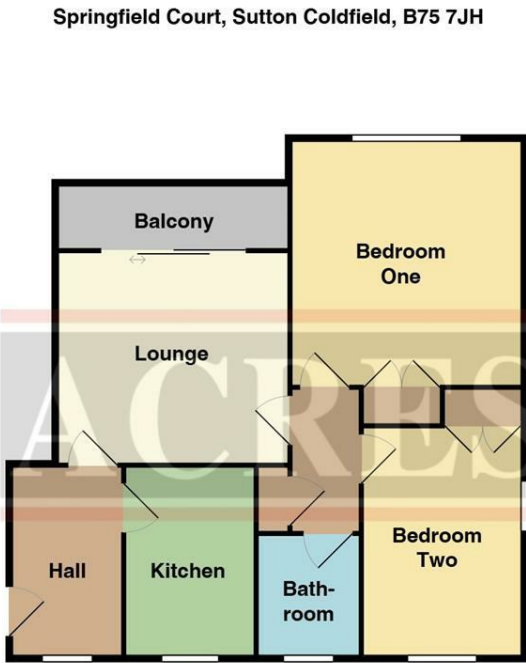
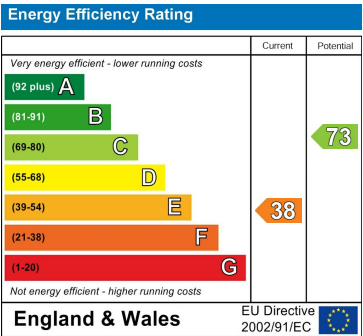
Located in a separate en-bloc with up and over garage door to fore.



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.