

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Two bedroomed, first floor apartment
- Built-in wardrobe to bedroom one
- Well-appointed shower room
- Fitted kitchen
- Spacious lounge
- Well-tended communal grounds with parking availability
- Communal lounge and kitchen/utility
- Wheelchair lift and stair lift to first floor
- Exclusive retirement village (55 and over)
- Long lease of 117 years



***PENNS LANE, SUTTON COLDFIELD, B72 1AY - ASKING PRICE £107,000***

This charming, two-bedroomed, first-floor apartment is located within a highly-regarded and sought-after retirement-exclusive building, ideal for those looking to downsize without compromising on space. The property boasts generous internal proportions, offering ample storage throughout, ensuring a comfortable and practical living environment. Situated within walking distance to the extensive amenities and shopping facilities in Wylde Green, residents will benefit from easy access to local conveniences. Transport options are excellent with frequent bus services and the nearby Chester Road station providing access to the cross-city rail line. Well-positioned road links, along with public transport options, offer a straightforward commute to surrounding towns and city centre locations. The apartment benefits from a healthy lease of 117 years, providing peace of mind for the years ahead. A service charge of £3,235.20 is applicable. This delightful home is ready for immediate move-in following a successful purchase, offering a wonderful opportunity for those looking to embrace a low-maintenance lifestyle in a vibrant and accessible location. Benefitting from PVC double glazing and electric heating (both where specified), internal rooms currently briefly comprise: entrance hall, fitted kitchen, spacious lounge, two bedrooms and a well-appointed shower room. Externally, mature lawns with gardens and parking to the front of the development (subject to availability) are offered, a communal kitchen/utility and lounge are found, a separate wheel chair lift and stair lift allow for ease of access to the first floor. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating E.

Set back from the road behind a multi vehicular tarmac drive with allocated parking spaces to fore, access is given into the block via a secure side intercom / door release system with a glazed timber door opening into:

#### COMMUNAL ENTRANCE HALL:

Access is provided to a communal lounge, kitchen and utility, doors open to rear gardens, internal stairs having a stairlift and also a separate wheelchair lift, both of which give access to the first floor landing and a timber door opening into:

#### ENTRANCE HALL:

Doors open to storage, shower room, two bedrooms, a fitted kitchen and family lounge.

#### FAMILY LOUNGE: 13'04 x 11'02:

PVC double glazed window to fore, electric radiator, electric coal-effect fire set upon a granite-style hearth, space for complete lounge suite, door back to entrance hall.

#### FITTED KITCHEN: 11'02 x 7'02:

PVC double glazed window to fore, matching wall and base units with recesses for washing machine, free-standing fridge / freezer and cooker, roll edged work surfaces with stainless steel sink drainer unit, extractor canopy over, tiled splashbacks, bi-folding door opens back to entrance hall.

#### BEDROOM ONE: 11'11 x 10'01:

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

#### BEDROOM TWO: 7'10 x 6'10:

PVC double glazed window to side, electric radiator, space for bed, door back to entrance hall.

#### SHOWER ROOM:

Suite comprising step-in shower cubicle with bi-folding double doors, vanity wash hand basin and low level WC, tiled splashbacks, door back to entrance hall.



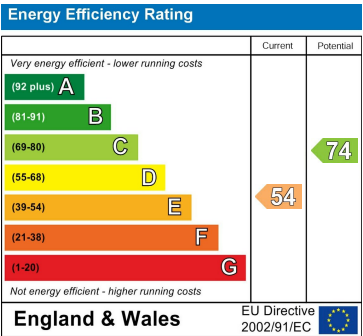




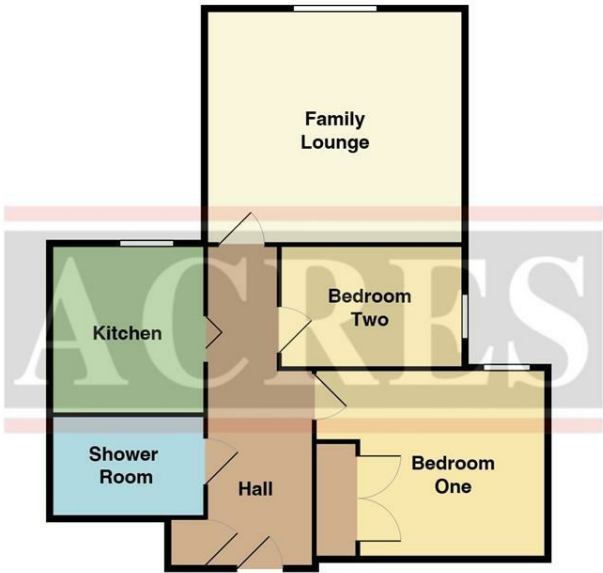
**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** A     **COUNCIL:** Birmingham City Council

**VIEWING:** Highly recommended via Acres on 0121 313 2888



Riland Court, Penns Lane, B72 1AY



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.