

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Three bedroomed, first floor apartment
- Superb fitted kitchen
- Considerable lounge through dining with balcony
- Impressive family shower room
- Set on a sought-after development
- Single garage located in separate block
- Long lease of approx. 964 years
- Walking distance to local shopping amenities
- Excellent condition throughout
- Within delightful grounds



***PENNS LANE, WALMLEY, B76 1JU - PRICE GUIDE £235,000***

Situated in a highly sought-after development in Sutton Coldfield, this beautifully presented, three-bedroomed, first-floor apartment offers an exceptional opportunity for prospective buyers. Boasting a lease length of 964 years, this leasehold property presents a rare & secure investment in a prime location. Designed with both style & space in mind, the apartment features tasteful décor throughout & deceptively generous internal proportions, creating a bright & inviting living environment. Positioned within walking distance of both Walmley & Wylde Green, the home benefits from ease of access to a wealth of local shopping amenities, essential facilities, charming cafés & popular restaurants, catering to a variety of lifestyles. For those requiring convenient transport links, readily-available bus services provide seamless connectivity to surrounding towns & city centre locations, ensuring effortless commuting. Additionally, the property is just a stone's throw from open public green spaces, ideal for leisure & relaxation, while being set upon beautifully maintained & mature grounds that enhance its tranquil setting. With its desirable location, elegant presentation, & move-in-ready appeal, this exceptional apartment is not to be missed. Benefitting from the provision of PVC double glazing & electric wall-mounted heating (both where specified), we understand a service charge of £1638 & ground rent of £40 are applicable to the home per annum (please check validity with your legal representative), with internal rooms currently briefly comprising: entrance hall, superb fitted kitchen, spacious family lounge through dining area & opening to a balcony, three well-proportioned bedrooms & an impressive shower room completes the accommodation. Externally, a tarmac drive with parking spaces, vast lawn & mature shrubs encompass the home, a single garage located in a separate block is offered. To fully appreciate the home on offer, we highly recommend internal inspection. EPC D.

Set back from the road behind a multi vehicular tarmac drive leading to parking spaces and rear garages, mature, well-tended lawns and shrubs privatise the property's border, with access being given into the block via a glazed timber door with windows to side, having security door system into:

#### COMMUNAL ENTRANCE HALL:

Stairs radiate to the first floor, access is given into the accommodation via an obscure glazed timber door into:

#### DEEP ENTRANCE HALL:

Doors radiate to a sizeable family lounge through dining area, three bedrooms, shower room and storage, electric wall-mounted radiator, access is provided to:

#### RENEWED FITTED KITCHEN: 12'09 x 8'01:

PVC double glazed window to side, matching handle-less wall and base units with integrated washing machine, dryer and oven with grill over, recesses for free-standing fridge / freezer, edged work surfaces with four ring electric hob and extractor canopy over, one and a half sink drainer unit, matching upstands, access is provided back out to entrance hall.

#### FAMILY LOUNGE THROUGH DINING AREA: 19'03 x 16'02 max:

PVC double glazed windows to fore and to side with patio door opening to balcony, electric wall-mounted, log-effect fire, space for complete lounge suite and dining table with chairs, electric wall-mounted radiator, door back to entrance hall.

#### BEDROOM ONE: 12'04 x 12'03:

PVC double glazed window to side, electric wall-mounted radiator, space for double bed and complimenting suite, door back to entrance hall.

#### BEDROOM TWO: 11'11 x 9'10 max / 5'09 min:

PVC double glazed window to side, electric wall-mounted radiator, space for double bed and complimenting suite, door back to entrance hall.

#### BEDROOM THREE: 12'03 x 8'05:

PVC double glazed window to side, electric wall-mounted radiator, space for bed and complimenting suite, door back to entrance hall.

#### FAMILY SHOWER ROOM:

PVC double glazed obscure window to side, suite comprising step-in shower cubicle with glazed splash screen door to side, vanity low level WC and wash hand basin, ladder style radiator, tiled splashbacks, door to storage and back to entrance hall.

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

Up and over garage door to fore, set within a separate block.



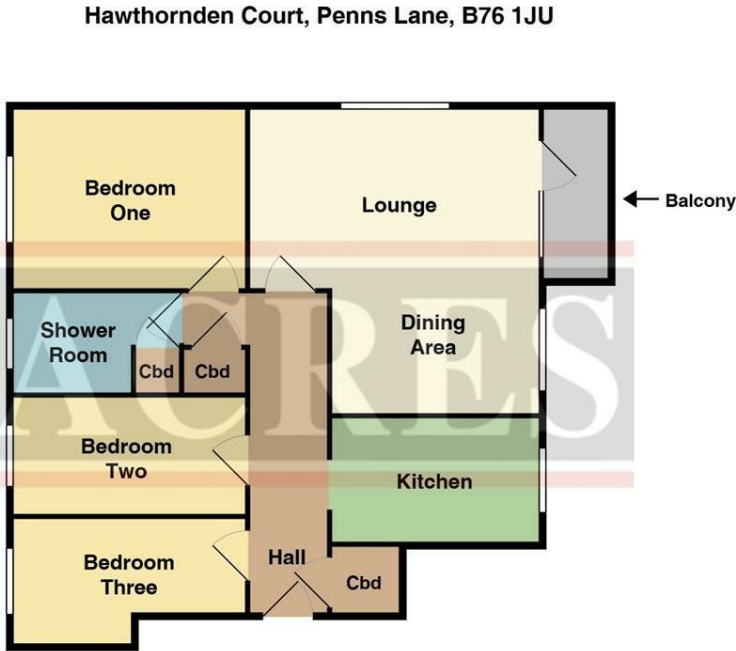
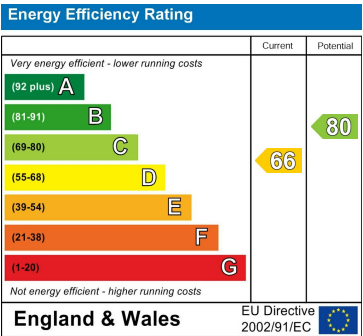




**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** D

**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.