

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Two bedroomed, second floor apartment
- Superbly-appointed bathroom
- Spacious family lounge
- Attractive fitted kitchen
- Entrance, inner & communal halls
- Single garage located en separate block
- Strong lease of 146 years
- Ground rent & service charge £1000 per half year (approx.)
- Excellent position close to amenities
- No onward chain



TRIDENT CLOSE, WALMLEY, B76 1LF - OFFERS AROUND £175,000

Nestled within a quiet & highly sought-after residential estate in the heart of Walmley, this well-proportioned, two-bedroomed leasehold family home presents an ideal opportunity for first-time buyers, couples or downsizers seeking both convenience & comfort. Perfectly positioned just a short stroll from the vibrant Walmley High Street, the property enjoys close proximity to a wide array of amenities including grocery stores, pharmacies, salons & a welcoming public house—offering everything needed for modern, everyday living. Walmley is particularly well-connected, with regular bus services providing seamless travel to nearby urban hubs such as Birmingham, Sutton Coldfield & Wylde Green. The area is also well served by major road links & offers access to a selection of highly-regarded schools, making it an excellent choice for families with children of all ages. The home itself benefits from gas central heating & PVC double glazing throughout (both where specified), as well as a healthy lease length of 146 years remaining, ensuring comfort & energy efficiency. Internally, accommodation briefly comprises an inviting entrance hall with ample storage space, a well-equipped fitted kitchen & a spacious lounge ideal for relaxing or entertaining. An inner hallway leads to two generously-sized double bedrooms, with the principal bedroom featuring built-in wardrobes, while a recently updated family bathroom completes the internal layout. Externally, the property is approached via beautifully maintained communal gardens & a paved pathway. Access is granted through a glazed timber door into a communal hall, with stairs rising to the second-floor entrance. In addition, a separate single garage located in a nearby block provides valuable off-road parking or extra storage. With its fantastic location, thoughtful layout & appealing features, this property truly deserves to be viewed to be fully appreciated. Early internal inspection is highly recommended. EPC TBC.

Set back from the road behind a lawned fore garden with paved path leading into the accommodation and the communal block, access is gained into the communal hall via a glazed timber door.

COMMUNAL HALL:

Stairs radiate to the first and second floors, an obscure glazed timber door opens to:

ENTRANCE HALL:

Doors to kitchen, lounge and multiple storage areas.

FITTED KITCHEN: 11'02 x 7'01:

PVC double glazed window to side, matching wall and base units with recesses for free-standing fridge / freezer and washing machine, integrated oven, roll edged work surface having four ring gas hob and extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, door back to entrance hall.

FAMILY LOUNGE: 16'00 x 10'10:

PVC double glazed window to side, space for complete lounge suite, radiator, door back to entrance hall, doors open to storage and to:

INNER HALL:

Doors give access to two bedrooms and a renewed family bathroom.

BEDROOM ONE: 10'06 x 10'05:

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

BEDROOM TWO: 9'11 x 8'08:

PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to inner hall.

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen door to side, vanity wash hand basin and low level WC, tiled splashbacks, ladder style radiator, door back to inner hall.

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

Located in separate block. 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)

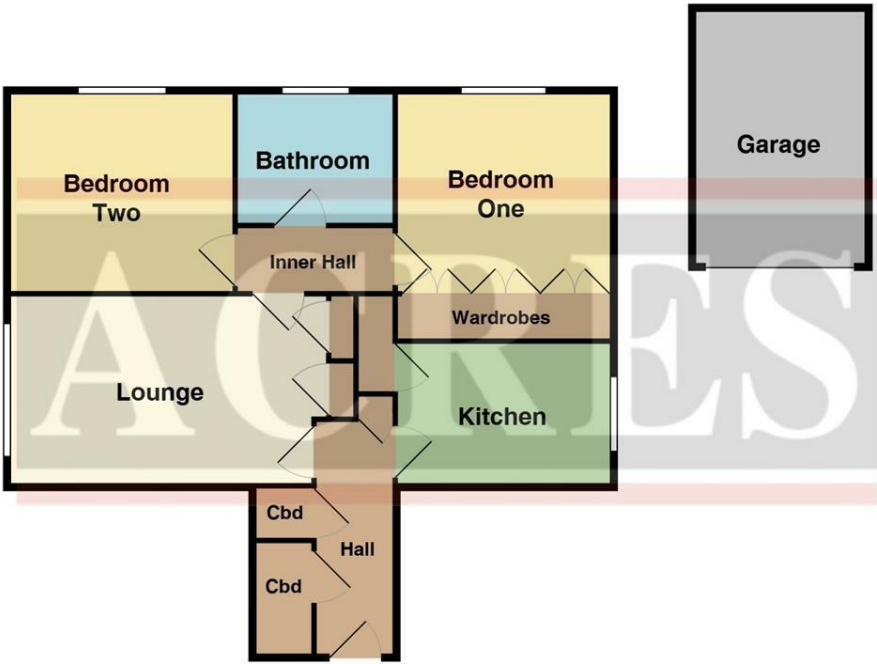
COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.