

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- One bedroomed, 'quarter house' style duplex
- Well-appointed bathroom
- Spacious lounge
- Fitted kitchen
- Parking available to fore
- Surrounded by gardens
- Excellent position close to amenities
- Ideal first time purchase
- No onward chain
- Close to New Hall Valley



***NEWHALL FARM CLOSE, NEW HALL, B76 1BQ - OFFERS AROUND £175,000***



Occupying a prime position within the ever-popular New Hall Estate, this one-bedroom 'quarter-house' style duplex apartment offers a rare opportunity to purchase a property that is versatile, low-maintenance & full of potential. Ideally suited to first-time buyers, downsizers, or buy-to-let investors, the home combines a sought-after residential location with excellent transport connections & access to an abundance of amenities. Perfectly positioned, the property sits within walking distance of the stunning New Hall Valley, providing acres of open greenery, nature trails, & walking routes to enjoy year-round. Local shopping amenities, cafés, & daily essentials are only a stone's throw away, with further comprehensive retail & leisure opportunities available in nearby Wylde Green, Walmley, & Sutton Coldfield town centre. For those needing to commute, road & transport links provide easy access into Birmingham City Centre & surrounding towns. Internally, the home benefits from gas central heating & PVC double glazing (both where specified). The accommodation has been thoughtfully arranged over two floors, offering the feel of a house with the practicality of an apartment. On the ground floor is a welcoming porch, leading into a spacious lounge which flows naturally into a fitted kitchen, making it a sociable hub for both relaxing & entertaining. Stairs rise to the 1st floor, where a generous double bedroom with built-in wardrobe provides comfortable sleeping space, while a well-appointed bathroom completes the internal layout. Externally, the property is surrounded by attractive communal gardens which create a pleasant setting. Parking is provided on a first-come, first-serve basis, adding convenience for residents & visitors alike. This home presents an exciting opportunity in a highly regarded estate equally combining location, lifestyle & potential. To fully appreciate the accommodation, setting & scope on offer, internal viewing is strongly recommended. EPC C.

Set back from the road behind a paved path, access is gained into the accommodation via a glazed door into:

#### **PORCH:**

Glazed window to side, an internal door opens to:

#### **FAMILY LOUNGE: 15'08 x 13'00 max / 6'10 min:**

PVC double glazed windows to fore and to side, radiator, gas coal-effect fire, door to porch, stairs to first floor, access is provided into:

#### **KITCHEN: 6'05 x 5'04:**

PVC double glazed window to fore, matching wall and base units with recesses for cooker, fridge / freezer and washing machine, edged work surface with stainless steel sink drainer unit, tiled splashbacks and extractor canopy over.

#### **STAIRS & LANDING:**

Doors open to bathroom, sliding door to:

#### **BEDROOM: 13'00 x 8'02:**

PVC double glazed windows to fore and to side, space for double bed and complementing suite, door to airing cupboard and wardrobes, radiator, sliding door back to landing.

#### **BATHROOM:**

PVC double glazed obscure window to fore, suite comprising bath with glazed bi-folding splash screen door to side, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

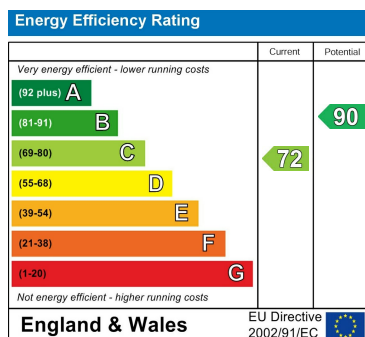




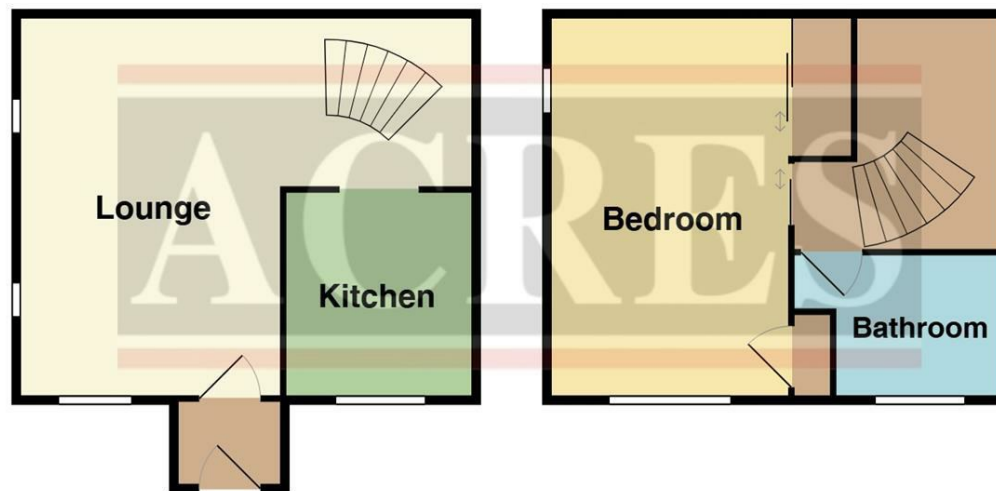
**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** B

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



Newhall Farm Close, Sutton Coldfield, B76 1BQ



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.