ACRES

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



- Two bedroomed, second floor apartment
- Well-appointed family bathroom
- Spacious lounge
- Refitted breakfast kitchen
- Inner and entrance halls
- Single garage
- Communal halls and grounds
- Healthy, extended leasehold
- Close to local amenities
- Superb internal offerings





TRIDENT CLOSE, WALMLEY, B76 1LF - OFFERS AROUND £150,000

An immaculately presented, impressively maintained delightful two-bedroom second-floor apartment occupying a popular position in the well-regarded Trident Close development. Having been comprehensively improved & lovingly cared for throughout the current ownership, the property is offered in excellent condition, providing an ideal opportunity for prospective purchasers seeking a home ready to move straight into upon successful purchase & completion. Conveniently situated within walking distance of Walmley's popular high street, the apartment enjoys easy access to a wealth of everyday amenities, including pharmacies, grocery stores & a variety of local shops and services. Readily available bus services further enhance the location, providing convenient connections throughout the surrounding area & beyond, making this an appealing choice for 1st-time buyers, downsizers & investors alike. Benefitting from gas central heating & UPVC double glazing (both where specified) plus a healthy lease length of 144 years, the thoughtfully arranged internal accommodation briefly comprises an entrance hallway leading through to a beautifully refitted breakfast kitchen, complete with space for a table & chairs. An attractive family lounge provides a welcoming space for relaxation & entertaining, with access through to an inner hallway. There are 2 well-proportioned double bedrooms, with the 2nd bedroom benefiting from built-in wardrobes, alongside a family bathroom which completes the internal accommodation. Externally, the development is approached via a paved pathway, with secure side access. Communal parking is available on a first-come, first-served basis, whilst the inclusion of a single garage situated within a separate block represents a valuable additional feature, offering further parking or storage potential. we highly recommend an internal inspection. EPC Rating C.

Set back from the road behind a paved path surrounded by well-manicured communal lawn and garden area, access is gained into the block via a glazed door into:

COMMUNAL HALL: Stairs lead to the first and second floors, access is gained into the home via a door into:

ENTRANCE HALL: Internal doors open to two storage rooms, a bi-folding door to kitchen and a glazed door to family lounge.

BREAKFAST KITCHEN: 11'06 x 8'09: UPVC double glazed windows to fore, matching wall and base units with recesses for fridge / freezer and washing machine, integral oven, roll edged work surface with stainless steel sink drainer unit, four ring ceramic hob having extractor canopy over, tiled splashbacks, radiator, space for breakfast table and chairs, door to airing cupboard and to storage, bi-folding door opens back to entrance hall.

FAMILY LOUNGE: 12'09 x 12'08: UPVC double glazed windows to rear, space for complete lounge suite, radiator, glazed door back to entrance hall and to:

INNER HALL: Obscure glazed doors open to two bedrooms, further door opens to a family bathroom.

BEDROOM ONE: 11'09 x 10'02: UPVC double glazed window to fore, space for double bed and complementing suite, radiator, obscure door back to inner hall.

BEDROOM TWO: 12'00 x 7'08: UPVC double glazed window to rear, space for double bed and complementing suite, radiator, built-in storage/wardrobe system, obscure door back to inner hall.

BATHROOM: UPVC double glazed obscure window to side, suite comprising bath, low level WC and pedestal wash hand basin, tiled splashbacks, radiator, door back to inner hall.

GARAGE: (please check suitability for your own vehicle): Up and over garage door to fore, located in a separate block.















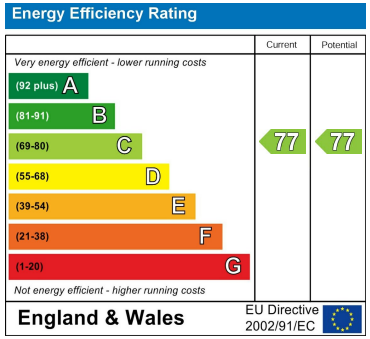
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

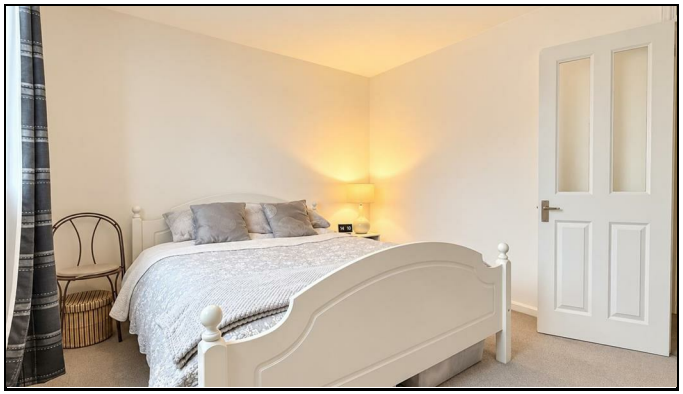
The Property Ombudsman

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)

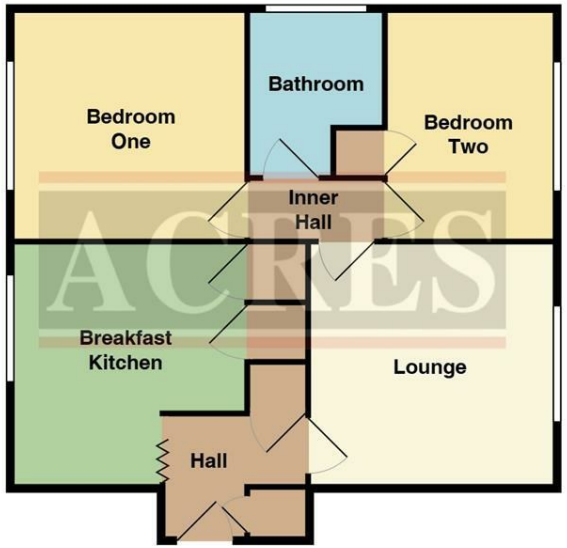
COUNCIL TAX BAND: B COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





Trident Close, B76 1LF



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.