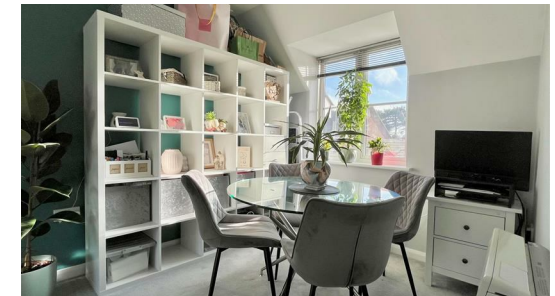


ACRES

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



- One bedroomed, first floor apartment
- Considerable master bedroom
- Well-appointed bathroom
- Spacious lounge with dining area
- Fitted kitchen
- Well-presented communal areas
- Allocated parking space & visitors parking
- 99 year lease
- Service charge: £780 / Ground Rent £87 (both per six months)
- Close to local amenities



WARREN HOUSE WALK, WALMLEY, B76 1TU - OFFERS OVER £156,000

Set in the heart of sought-after Walmley, this well-presented one-bedroomed, first floor apartment enjoys an enviable position just a stone's throw from the natural beauty of New Hall Valley. The property boasts tidy internal proportions and neutral décor throughout, offering an excellent opportunity for immediate occupation upon completion. Conveniently located within walking distance of a wide range of amenities along Walmley's popular high street, the apartment also benefits from readily-available bus services, providing easy access throughout the local area and beyond. The development itself is secure and well maintained, with access to each block via side intercom and door release systems, along with gated parking facilities. Further benefits include a healthy remaining lease length of 99 years, electric heating and PVC double glazing (both where specified). Allocated parking is provided, along with additional visitor parking, all positioned behind large metal security gates. Communal areas and grounds are regularly maintained and are presented to a good standard. The internal accommodation briefly comprises a welcoming entrance hall, a spacious family lounge with space for dining, a fitted kitchen, a generous master bedroom and a well-appointed bathroom. Service charges currently stand at £780 per six months, with ground rent of £87 per six months (both figures to be confirmed by your legal representative). To fully appreciate the accommodation, location and lifestyle on offer, early internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a secure metal gate with pedestrian walkway, access is gained into the building via a secure side intercom / door release system, providing access into:

COMMUNAL HALL: Stairs lead to the first floor, access is gained into the property via a timber door into:

ENTRANCE HALL: Doors open to a family lounge through dining area, fitted kitchen, master bedroom, bathroom and airing cupboard, electric radiator.

FAMILY LOUNGE THROUGH DINING AREA: 19'01 x 10'10: PVC double glazed windows to fore and to rear, space for complete lounge suite and dining table with chairs, electric radiators, door opens back to entrance hall.

FITTED KITCHEN: 7'10 x 7'09: PVC double glazed window to fore, matching wall and base units with recesses for fridge / freezer and washing machine, integrated oven, edged work surface with sink drainer unit, four ring electric hob having extractor canopy over, tiled splashbacks, door back to entrance hall.

MASTER BEDROOM: 20'03 x 11'10: PVC double glazed window to fore, having Velux skylight over, space for double bed and complementing suite, fitted sliding mirrored wardrobes, electric radiators, door back to entrance hall.

FAMILY BATHROOM: Velux skylight over, suite comprising bath with glazed splash screen to side, low level WC and pedestal wash hand basin, tiled splashbacks, door back to entrance hall.

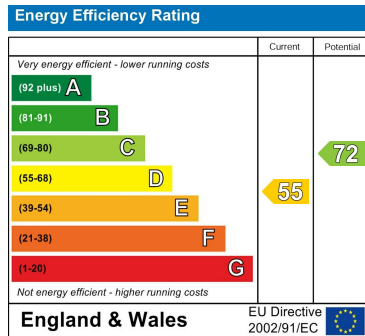
COMMUNAL AREAS: An allocated parking space is provided directly outside the communal door with visitors' spaces being provided for family and guests.



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: C **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888



Warren House Court, Sutton Coldfield, B76 1TU



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.