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



- Two bedroomed, first floor apartment
- Built-in wardrobe to bedroom one
- Well-appointed shower room
- Fitted kitchen
- Spacious lounge
- Well-tended communal grounds with parking availability
- Communal lounge and kitchen/utility
- Wheelchair lift and stair lift to first floor
- Exclusive retirement village (55 and over)
- Extended lease of 117 years





PENNS LANE, SUTTON COLDFIELD, B72 1AY - OFFERS OVER £94,950

Spacious two-bedroom retirement apartment in a highly regarded over-55s development close to Wylde Green amenities, adjacent bus stop and Chester Road cross-city rail station. Offering generous room sizes, ample storage and a long 117-year lease, this first-floor apartment provides an ideal low-maintenance home for downsizers seeking comfort, convenience and community living. Residents benefit from attractive sunny communal gardens with lawns, flower beds, fishpond and fountain, together with resident and visitor parking (subject to availability). Excellent communal facilities include a residents' lounge with regular activities, kitchen facilities, wheelchair lift and stairlift access to the first floor. The apartment comprises an entrance hall, spacious lounge, fitted kitchen, two bedrooms and a well-appointed shower room. The property benefits from PVC double glazing and electric heating (both where specified) and is offered with no onward chain for immediate move-in following a successful purchase. The annual service charge of £3,235.20 includes maintenance of the communal gardens, communal facilities, building upkeep and lift access. Early viewing is highly recommended. EPC Rating E.

Set back from the road behind a multi vehicular tarmac drive with allocated parking spaces to fore, access is given into the block via a secure side intercom / door release system with a glazed timber door opening into:

COMMUNAL ENTRANCE HALL:
Access is provided to a communal lounge, kitchen and utility, doors open to rear gardens, internal stairs having a stairlift and also a separate wheelchair lift, both of which give access to the first floor landing and a timber door opening into:

ENTRANCE HALL:
Doors open to storage, shower room, two bedrooms, a fitted kitchen and family lounge.

FAMILY LOUNGE: 13'04 x 11'02:
Bright, pleasant outlook to the fore, electric radiator, electric coal-effect fire set upon a granite-style hearth, space for complete lounge suite, door back to entrance hall.

FITTED KITCHEN: 11'02 x 7'02:
PVC double glazed window to fore, matching wall and base units with recesses for washing machine, free-standing fridge / freezer and cooker, roll edged work surfaces with stainless steel sink drainer unit, extractor canopy over, tiled splashbacks, doorway opens back to entrance hall.

BEDROOM ONE: 11'11 x 10'01:
PVC double glazed window to fore, electric radiator, built-in wardrobe, space for double bed and complimenting suite, door back to entrance hall.

BEDROOM TWO: 7'10 x 6'10:
PVC double glazed window to side, electric radiator, space for bed, door back to entrance hall.

SHOWER ROOM:
Suite comprising step-in shower cubicle with bi-folding double doors, vanity wash hand basin and low level WC, tiled splashbacks, door back to entrance hall.















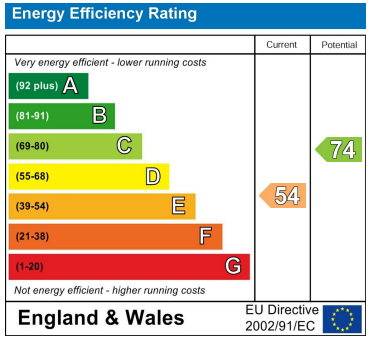
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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)

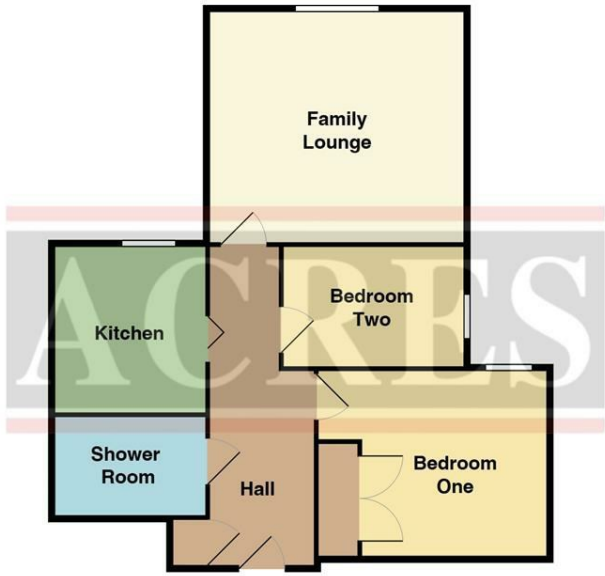
COUNCIL TAX BAND: A COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





Riland Court, Penns Lane, B72 1AY



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.