



Warren House Walk,
Sutton Coldfield, B76 1TU

Auction Guide Price £125,000

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Situated within a highly coveted gated development in the heart of Walmley, this beautifully presented one-bedroom first-floor apartment offers a superb combination of peace, privacy, and convenience. The property is ideally positioned for access to local amenities, transport links, and sought-after schools, making it an attractive option for first-time buyers, downsizers, or investors alike. The accommodation is bright and well-proportioned throughout, featuring a welcoming hallway with storage and a spacious lounge/dining room that enjoys a dual-aspect outlook and plenty of natural light. The modern fitted kitchen offers an excellent range of wall and base units, ample work surfaces, and integrated appliances, making it both functional and stylish. The generous double bedroom benefits from fitted wardrobes and additional built-in storage, providing ample space for furniture while maintaining a clean and uncluttered aesthetic. The bathroom is fitted with a white suite including a panelled bath with shower over, pedestal wash basin, and WC, complemented by a skylight window which enhances the feeling of light and airiness. Externally, the development is well maintained with landscaped communal grounds, secure gated access, and an allocated courtyard parking space. Additional benefits include electric heating, double glazing, and a secure intercom entry system. This is a rare opportunity to acquire a home within one of Walmley's most sought-after residential locations – combining security, convenience, and comfort in equal measure. Key features: Prestigious gated development in central Walmley One double bedroom with fitted wardrobes Spacious dual-aspect lounge/dining room Modern fitted kitchen Bathroom with shower over bath Double glazing & electric heating Secure intercom entry system Allocated courtyard parking space Walking distance to local amenities & transport links Ideal for first-time buyers or investors Leasehold information (as advised): Approx. 100 years remaining Ground Rent: £175 per annum Service Charge: £1,828.26 per annum





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Property Specification

SPACIOUS FIRST FLOOR APARTMENT
GATED DEVELOPMENT
COVETED RESIDENTIAL LOCATION
ALLOCATED PARKING
ONE DOUBLE BEDROOM

Living Room 10' 8" x 19' 2" (3.25m x 5.84m)

Bedroom 20' 4" x 11' 10" (6.19m x 3.60m)

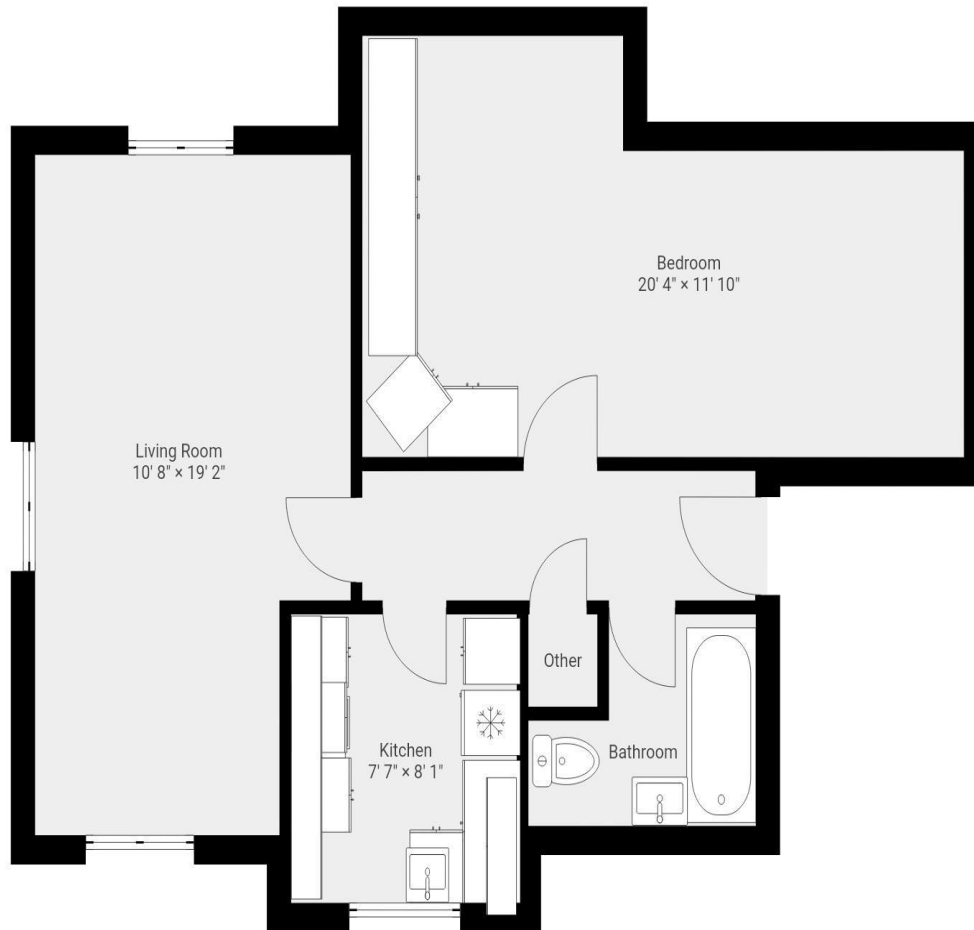
Kitchen 7' 7" x 8' 1" (2.31m x 2.46m)

Viewer's Note:

Services connected: Electric, Water, Drainage
Council tax band: C
Tenure: Leasehold 100 years remaining, lease from

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

