

# ACRES

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

- No onward chain
- Two bedroomed, second floor apartment
- Well-appointed bathroom
- Spacious lounge
- Fitted breakfast kitchen
- Great storage spaces
- Single garage
- Healthy 145 year lease
- On-street parking (FCFS)
- Excellent potential within



***TRIDENT CLOSE, WALMLEY, B76 1LF - PRICE GUIDE £100,000***

Situated on a highly popular and sought-after development in Walmley, this well-proportioned two-bedroomed, no onward chain, second floor apartment offers superb potential for prospective purchasers. Ideally positioned within walking distance of Walmley's vibrant high street, the property benefits from a wide range of nearby amenities including everyday essential shops, pharmacies, cafés and a public house, making it perfectly suited for convenient modern living. Excellent transport links are also readily-available, with frequent bus services providing easy access to surrounding towns and city centre locations. The accommodation is enhanced by gas central heating and PVC double glazing (both where specified), and is further complemented by a healthy lease of approximately 145 years. Internally, the property briefly comprises an entrance hall with useful storage, a fitted breakfast kitchen with additional storage, a spacious family lounge, inner hall, two double bedrooms and a family bathroom. Externally, the home is approached via a paved pathway with well-maintained lawns to the side. A secure glazed communal entrance leads into tidy and well-kept communal hallways, with stairs rising to the second floor. The property also benefits from a single garage located in a separate block, together with a plethora of on-street parking on a first-come-first-served-basis. Early internal inspection is highly recommended to fully appreciate the potential on offer. EPC Rating C.

Set back from the road behind a paved path with mature lawns to side, access is gained into the accommodation via a communal glazed door into:

**COMMUNAL HALLS:** Stairs lead to the first and second floors, a single door opens to large storage area and an obscure glazed door opens to:

**ENTRANCE HALL:** Doors open to two storage areas, with glazed doors opening to kitchen and lounge.

**KITCHEN:** 11'09 x 9'00: PVC double glazed window to fore, matching wall and base units with recesses for washing machine, dryer and fridge / freezer, edged work surface with stainless steel sink drainer unit, four ring hob, tiled splashbacks, doors to two storage areas, with glazed door opening back to entrance hall.

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

**INNER HALL:** Doors open to two bedrooms and a family bathroom.

**BEDROOM ONE:** 10'02 x 10'00: PVC double glazed window to fore, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to inner hall.

**BEDROOM TWO:** 12'01 x 7'11: PVC double glazed window to rear, space for double bed and complementing suite, radiator, doors to storage and back to inner hall.

**BATHROOM:** Suite comprising bath, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to inner hall.

**STORE:** 5'07 x 3'11: Space is provided for storage, door opens back to communal landing.

**GARAGE:** 15'08 x 8'02: (please check suitability for your own vehicle use): Up and over garage door to fore.



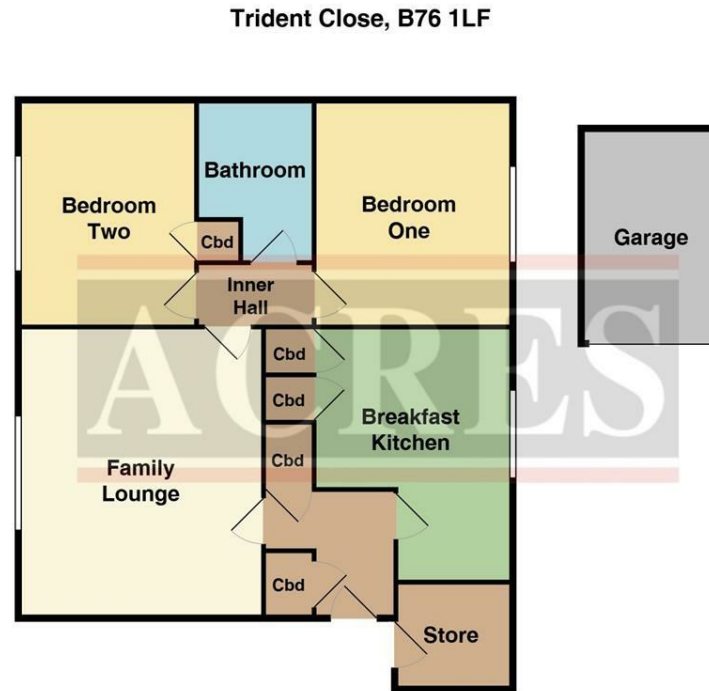
**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** B

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	70	77

England & Wales EU Directive 2002/91/EC



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.