



Berkeley House, Walmley Road,
Sutton Coldfield, B76 1NR

Offers in Excess of £120,000

Walmley

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This is a superb re-furbished apartment situated in the centre of Walmley Village.

The apartment offers excellent accommodation and benefits from a long lease.

Internal inspection reveals an entrance hall, spacious and stylish living room, modern fitted kitchen, large double bedroom and a shower room.

Offered for sale with no upward chain this is an ideal purchase for first time buyers, investors or people looking to downsize.





Property Specification

SITUATED IN THE HEART OF WALMLEY VILLAGE
VERY GENEROUS APARTMENT
REFURBISHED AND WELL PRESENTED THROUGHOUT
ENTRANCE HALL
SPACIOUS LIVING ROOM

Lounge 15' 11" x 9' 8" (4.85m x 2.94m)

Kitchen/Diner 15' 11" x 7' 11" (4.85m x 2.41m)

Bedroom 14' 7" x 9' 8" (4.44m x 2.94m)

Shower Room 8' 9" x 4' 10" (2.66m x 1.47m)

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: 23rd July 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

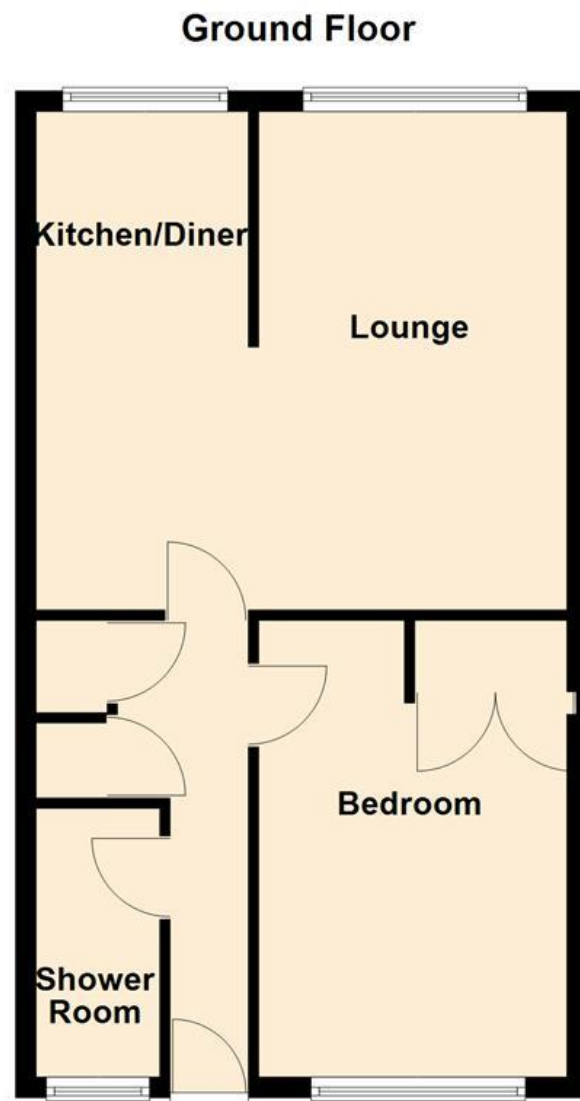
Viewer's Note:

Services connected: Electric, water & drainage
Council tax band: A

Tenure: Leasehold 189 years from June 1978
Ground Rent: £60 per annum
Service Charge: £2040 per annum

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	65 D
39-54	E		
21-38	F		
1-20	G		

Map Location

