ACRES

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

- A well presented duplex apartment
- Lovely position at the top of Penns Lane
- Personal reception door
- Dual aspect Lounge/dining room
- Fitted kitchen
- Two excellent bedrooms
- Bathroom
- Communal gardens
- Garage en-bloc
- Extended lease

ELDON DRIVE, WALMLEY, B76 1LT - OFFERS OVER £185,000

Acres are delighted to offer for sale this lovely leasehold duplex apartment with a Council Tax Band Rating of B ideally located at the top of Penns Lane and close to Walmley Cricket Club. Benefiting from double glazing, storage heating and an extended lease, this fabulous property enjoys open plan dual aspect lounge/dining room, fitted kitchen and staircase up to two excellent bedrooms and bathroom. Outside there are well tended communal gardens and a garage en-bloc. Internal viewing is essential to appreciate. Energy Rating D.

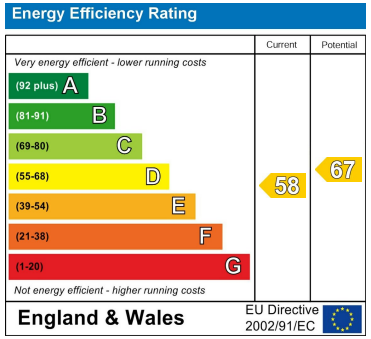
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

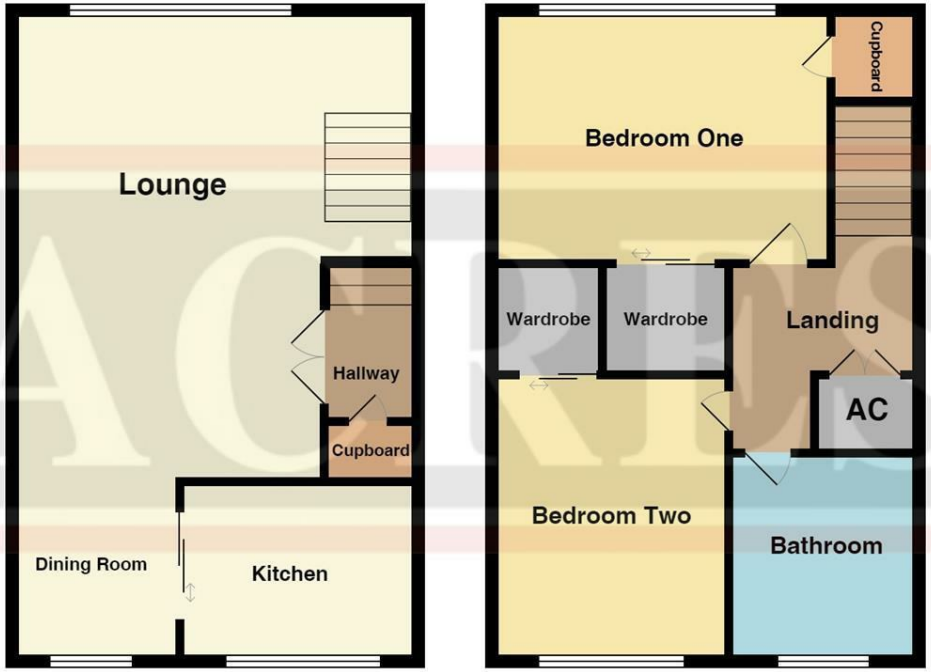
The Property Ombudsman

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: B COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





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.