ACRES

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



- Two bedroomed, ground floor apartment
- Extended leasehold term
- Impressively renovated
- Fully comprehensive bathroom
- Spacious lounge with dining space
- Renewed fitted breakfast kitchen
- Parking to fore
- Garage located en-separate block
- Excellent position tucked into cul-de-sac
- Close to amenities





TRIDENT CLOSE, WALMLEY, B76 1LF - OFFERS IN THE REGION OF £150,000

Tucked away at the end of a peaceful cul-de-sac in Trident Close, this beautifully renovated, ground-floor apartment offers a wonderful blend of comfort, privacy and convenience. The property has been thoughtfully re-designed from the ground up, showcasing an extended leasehold term and a host of considered upgrades that reflect the care and dedication of the current owners. Its location places you within easy reach of Walmley's vibrant high street, where a range of shops, cafés and everyday amenities are just a short stroll away. Excellent transport links provide straightforward access to Birmingham, Wylde Green and Sutton Coldfield, while well-regarded schools, leafy parks and additional local facilities lie close by. Inside, the home welcomes you with an inviting entrance hall that leads through to a stylishly refitted breakfast kitchen and a generous lounge with ample space for dining. An inner hallway connects two well-proportioned double bedrooms and a modern, full family bathroom, all finished to a high standard. Enhanced further by upgraded gas central heating and PVC double glazing (both where specified), the apartment offers a warm and peaceful retreat throughout the year. Outside, a paved pathway guides you toward the main building, where a secure entry system provides access to the communal hall. Residents benefit from first-come, first-served parking, in addition to a single garage positioned within a separate block. With its thoughtful improvements, appealing setting and ready-to-move-into condition, this lovely home truly deserves to be seen—an internal viewing comes highly recommended. EPC Rating D.

Set back from the road behind a paved path with communal lawns to sides, access is gained into the accommodation via a glazed door with secure door release system, providing access to:

COMMUNAL HALL: An internal, obscure glazed front door opens into:

ENTRANCE HALL: Internal doors give access to a family lounge, renewed fitted kitchen, and two storage areas, radiator, wall mounted alarm panel.

RENEWED FITTED KITCHEN: 11'06" x 11' Max 7'06" Min: PVC double glazed window to fore, matching wall and base units with recess for washing machine, integrated fridge/freezer, dishwasher and oven, edged work surface with composite sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks, radiator, door back to entrance hall.

FAMILY LOUNGE: 12'10" x 12'06": PVC double glazed window to rear, space for complete lounge suite, space for breakfast table and chairs, radiator, door to entrance hall and access is provided to an:

INNER HALL: Doors radiate to two double bedrooms and a fully comprehensive family bathroom.

BEDROOM ONE 12' X 10'04": PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to inner hall.

BEDROOM TWO 12' X 7'9" : PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to inner hall.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscured window to side, suite comprising bath, step in shower cubicle with glazed splash screen doors, vanity wash hand basin and WC, tiled splash backs, ladder style radiator, door back to inner hall.

GARAGE: Located in a separate block (Please check suitability for your own vehicle)















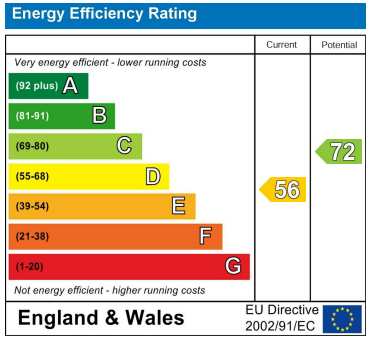
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The Property Ombudsman

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)

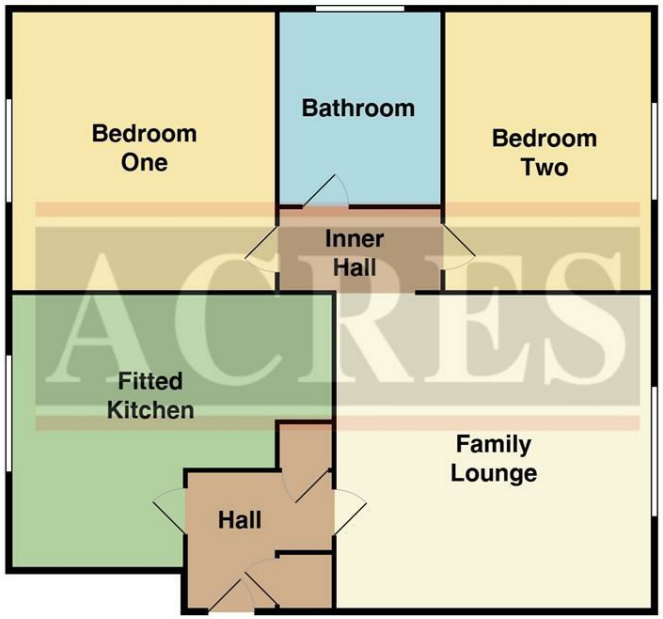
COUNCIL TAX BAND: B COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 313 2888





Trident Close, Sutton Coldfield, B76 1LF



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.