ACRES

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

- *GROUND FLOOR APARTMENT*
- Two double bedrooms
- Family shower room
- Appealing lounge with balcony
- Fitted kitchen
- Side intercom/door release system
- Single garage
- Parking provided (FCFS)
- Excellent position close to amenities
- 124 year lease term

PENNS LANE, WALMLEY, B76 1LS - OFFERS OVER £170,000

A deceptively spacious and recently updated, two-bedroomed, ground floor apartment, enjoying an extended lease with approximately 124 years remaining, situated on the popular Eldon Drive Estate and benefitting from a Penns Lane address. Overlooking delightful communal gardens, the property also enjoys the added attraction of a private balcony, providing an ideal space for outdoor relaxation. The location is particularly appealing, with Walmley's popular High Street within easy walking distance, offering an excellent range of everyday amenities, shops, eateries and services. Further amenities and facilities can be found towards Wylde Green, while readily-available public transport provides convenient access to surrounding areas and Birmingham City Centre. With daily essentials close at hand, the position offers a good balance of convenience and accessibility. The property benefits from electric heating and PVC double glazing, (both where specified), and internally provides well-proportioned accommodation comprising an entrance hall, a spacious family lounge with balcony off, fitted kitchen, two double bedrooms with useful wardrobe spaces, and a shower room. Externally, the apartment is approached via a paved pathway, with a secure side intercom and door-release system providing access to the communal entrance and halls. Residents have access to parking on a first-come, first-served basis, while the property also benefits from a single garage situated within a separate block. Offering generous accommodation, an excellent lease term and a convenient position close to Walmley's amenities, this property is ideally suited to a range of buyers. To fully appreciate the space, condition and position on offer, internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a paved path surrounded by communal lawns, access is gained into the accommodation via an obscure glazed communal door into:

COMMUNAL HALL: An internal front door opens to:

ENTRANCE HALL: Internal doors open to storage, two double bedrooms and a family shower room, glazed obscure door with window to side opens to lounge, electric radiator.

FAMILY LOUNGE: 14'01 x 13'07: PVC double glazed windows to fore, space for complete lounge suite, electric radiator, obscure glazed door back to entrance hall, a PVC double glazed door opens to balcony, a further door opens to:

KITCHEN: 9'00 x 7'06: PVC double glazed window to side, matching wall and base units with recesses for oven, fridge / freezer and washing machine, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, extractor canopy over, door back to lounge.

BEDROOM ONE: 15'05 x 8'09: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobes, electric radiator, door back to entrance hall.

BEDROOM TWO: 13'04 x 8'09: PVC double glazed window to rear, space for double bed and complementing suite, electric radiator, built-in wardrobe, door back to entrance hall.

SHOWER ROOM: PVC double glazed obscure window to fore, suite comprising shower with glazed splash screen door, low level WC and pedestal wash hand basin, tiled splashbacks, door back to entrance hall.

GARAGE: (please check suitability for your own vehicle): Located in a separate block away from the property, with up and over garage door to fore.

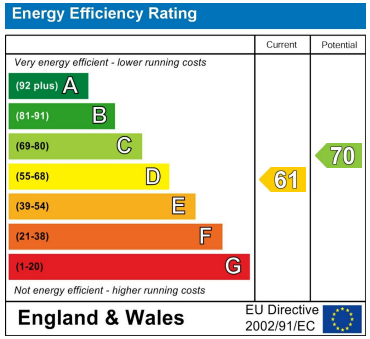
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : B

VIEWING: Highly recommended via Acres on 0121 313 2888



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.