

ACRES

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- *GROUND FLOOR APARTMENT
- Considerable master bedroom
- Well-appointed bathroom
- Appealing fitted kitchen
- Spacious lounge with dining space
- Private courtyard area
- Secure gated parking
- Side intercom/door release system to halls
- Excellent position close to amenities
- Strong lease term



WARREN HOUSE WALK, WALMLEY, B76 1TU - ASKING PRICE £160,000

This well-presented, one-bedroomed ground floor leasehold apartment, set within the sought-after area of Walmley, offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Boasting neutral décor throughout and a healthy remaining lease of approximately 99 years, the property is ready for immediate enjoyment. Ideally positioned within walking distance of Walmley's bustling and popular high street, residents benefit from an excellent range of daily essential amenities including shops, pharmacies, cafés, takeaways, restaurants and even a public house. Readily-available bus services provide ease of commute to surrounding town and city centre locations such as Sutton Coldfield, Wylde Green and Birmingham, while the nearby New Hall Valley, just a stone's throw away, offers vast natural beauty and superb opportunities for both leisurely strolls and longer walks. Benefitting from electric heating and PVC double glazing (both where specified), the internal accommodation briefly comprises a welcoming entrance hall with useful storage areas, a spacious family lounge featuring patio doors that open onto a private rear courtyard and offering ample space for a breakfast table, a fitted kitchen, a well-appointed bathroom and a sizeable double master bedroom completing the accommodation. Externally, access to the development is provided via secure metal vehicle and pedestrian gates, leading to resident parking where the property benefits from an allocated space together with visitor parking. A secure side intercom and door release system provides entry into the communal hallway. The home further enjoys the advantage of a private patio area directly accessed from the lounge, offering an ideal space for relaxation. To fully appreciate the delightful accommodation, convenient location and lifestyle on offer, internal inspection is highly recommended. EPC Rating E.

Set back from the road behind a tarmac drive leading to parking, access is gained into the block via a secure side intercom / door release system providing access into a:

COMMUNAL ENTRANCE HALL: Access is gained directly into the property via a timber door into:

ENTRANCE HALL: Internal doors open to storage, lounge, kitchen, bathroom and bedroom, electric wall-mounted radiator.

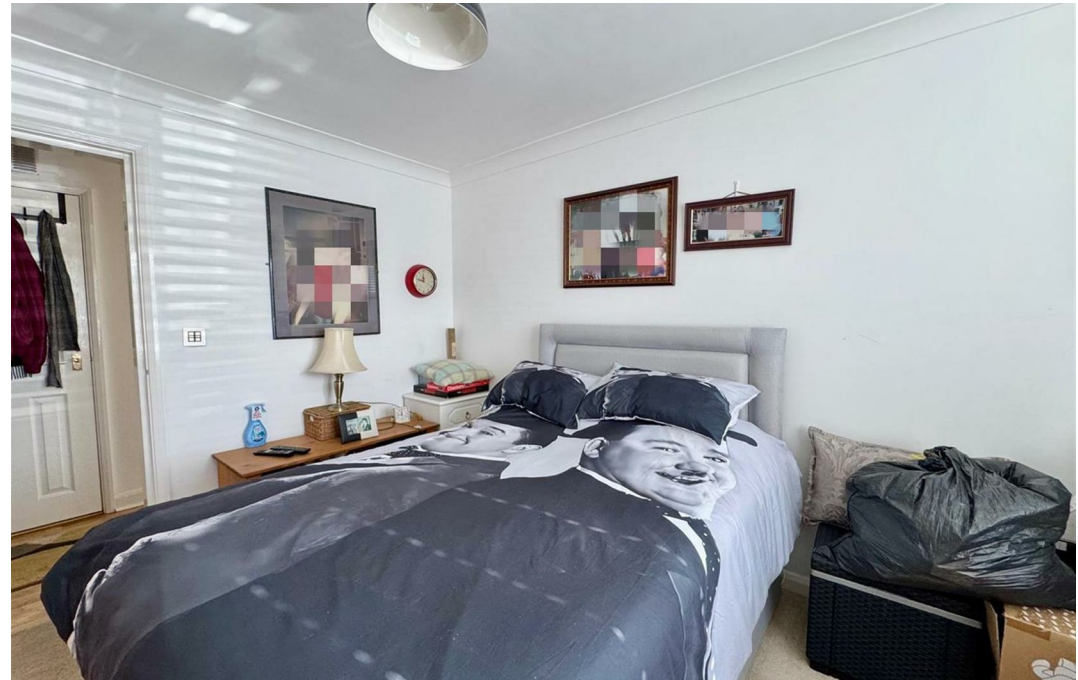
FAMILY LOUNGE: 19'02 x 10'07: PVC double glazed window to fore with sliding patio doors opening to a courtyard area to rear, space for complete lounge suite and potential for dining furniture, electric wall-mounted radiator, door back to entrance hall.

FITTED KITCHEN: 7'11 x 7'10: PVC double glazed window to rear, matching wall and base units with recesses for free-standing fridge / freezer and washing machine, integrated oven, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, door back to entrance hall.

BEDROOM: 15'09 x 11'09: PVC double glazed windows to rear, space for double bed and complementing suite, electric wall-mounted radiators, door back to entrance hall.

FAMILY BATHROOM: PVC double glazed obscure window to fore, suite comprising bath, low level WC and pedestal wash hand basin, tiled splashbacks, door back to entrance hall.

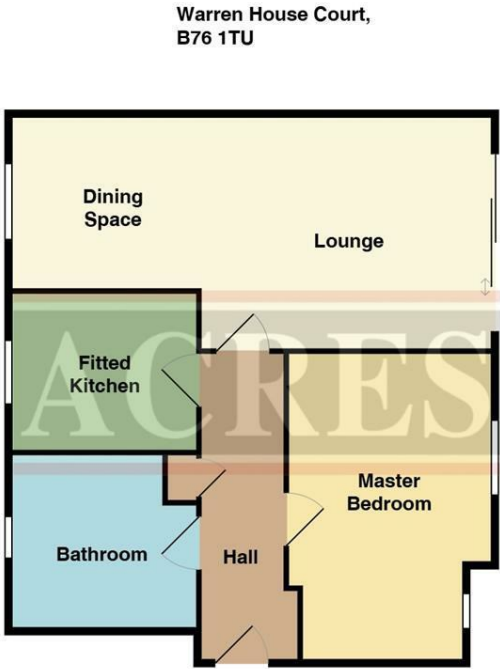
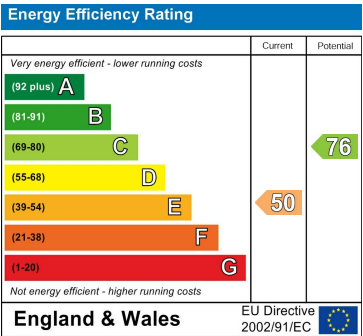
COURTYARD: A patio advances from the accommodation and provides areas for seating, as well as summer relaxation and dining, direct access is provided to the rear car park.



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 : C

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.