

ACRES

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



- Healthy leasehold term of 137 years
- Two double bedrooms
- Renewed shower room
- Impressive refitted kitchen
- Spacious family lounge
- Rear garage with parking spaces
- Delightful lawns surrounding
- Close to local amenities
- Beautifully updated throughout
- Service charge & ground rent of £129 pcm



EACHELHURST ROAD, WALMLEY, B76 1DL - ASKING PRICE £180,000

This well-presented ground floor, two-bedroomed, leasehold apartment is set within a popular development, enjoying a private end-of-block position and modern, stylish interiors throughout. Ideally located within walking distance of Walmley High Street, the property benefits from a wide range of local amenities, while excellent bus links positioned nearby provide easy access to Sutton Coldfield, Wylde Green and Birmingham city centre. Benefitting from gas central heating and PVC double glazing (both where specified), the internal accommodation briefly comprises a deep entrance hall, a renewed fitted kitchen, a delightful lounge, two spacious double bedrooms, and a refitted shower room. Externally, the home is approached via a paved pathway set behind well-maintained communal lawns. To the rear, there is a single garage along with additional parking spaces, while a private patio area provides an ideal space for outdoor dining and entertaining. Early internal inspection is highly recommended to fully appreciate the quality and position of this impressive home. EPC Rating C.

Set back from the road behind a paved path leading to a PVC double glazed obscure door, giving access into:

ENTRANCE HALL:

Doors open to two bedrooms, a shower room, glazed door to lounge and access to fitted breakfast kitchen, radiator, cloaks storage is provided.

FAMILY LOUNGE:

PVC double glazed windows to fore, space for complete lounge suite, radiator, glazed door back to entrance hall.

KITCHEN:

PVC double glazed windows to rear, with an obscure glazed door opening to rear, matching wall and base units with recesses for washing machine and fridge, integrated oven, roll edged work surface with one and a half stainless steel sink drainer unit, gas hob with extractor canopy over, tiled splashbacks, radiator, access is provided back to entrance hall.

BEDROOM ONE:

PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to entrance hall.

BEDROOM TWO:

PVC double glazed window to rear, space for double bed and complementing suite, fitted sliding mirrored wardrobes, radiator, door back to entrance hall.

SHOWER ROOM:

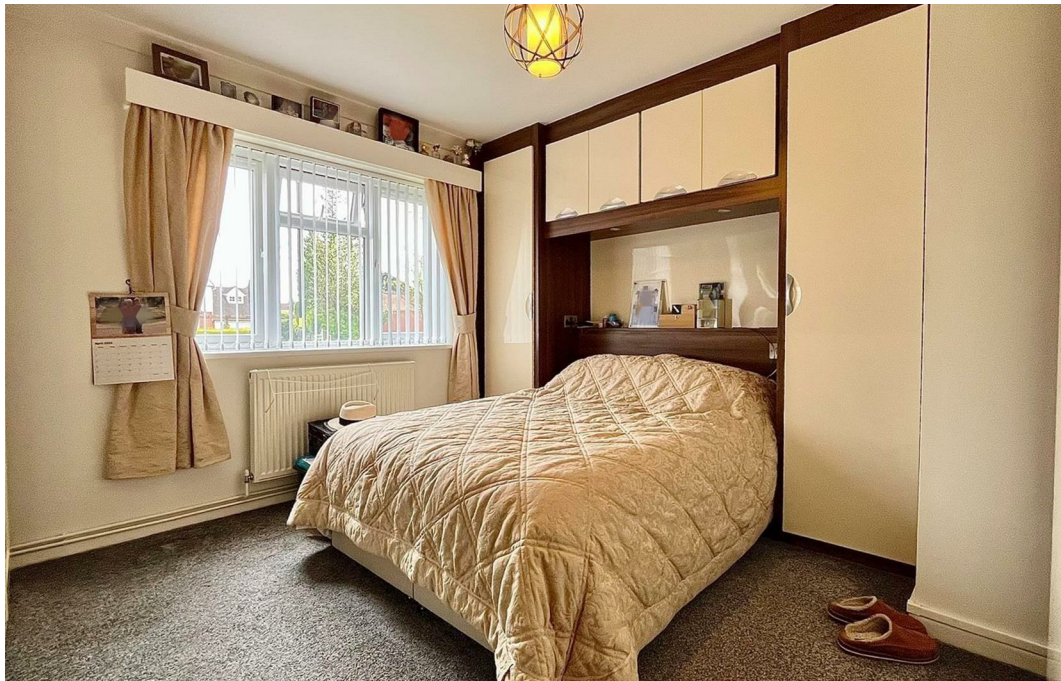
PVC double glazed obscure window to rear, suite comprising step-in shower with glazed splash screen, vanity wash hand basin and low level WC, ladder style radiator, panelled splashbacks, door back to entrance hall.

REAR:

Space is provided for patio furniture, access is also given to a coal storage and to a:

SINGLE GARAGE: (please check suitability for your own vehicle usage):

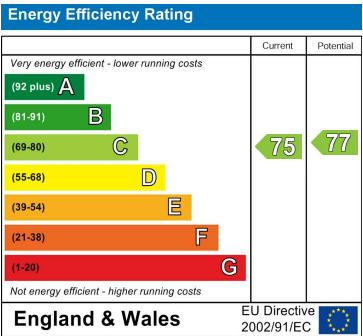
Up and over garage door to fore.



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



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.