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
- 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.









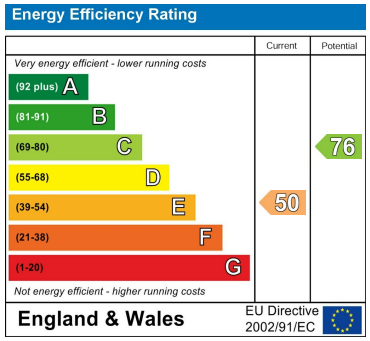
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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)

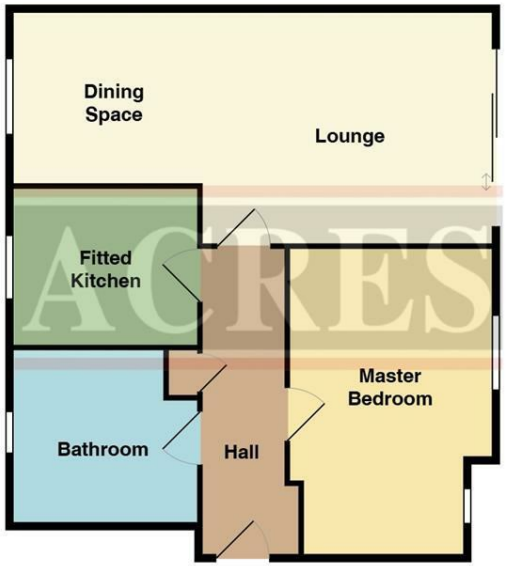
COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 313 2888





Warren House Court,
B76 1TU



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.