



Walmley Close,
Sutton Coldfield, B76 1NQ

Auction Guide Price £50,000

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NO UPWARD CHAIN, CASH BUYERS, CENTRAL LOCATION, DECEPTIVELY SPACIOUS, Lounge, Modern Kitchen/Diner, Two Double Bedrooms, Modern Bathroom, Resident Parking to Rear, MUST BE VIEWED This Property is Being sold by Paul Carr Modern Auction. Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team



Property Specification

Being Sold by Paul Carr Modern Auction (BUY IT NOW
Option Available) - Reservation Fee Applies
SPACIOUS SECOND FLOOR APARTMENT
NO UPWARD CHAIN
DESIRABLE CENTRAL LOCATION
SECURE INTERCOM SYSTEM



Hallway

Bedroom 1 12' 2" x 10' 9" (3.71m x 3.27m)

Bedroom 2 12' 2" x 10' 2" (3.71m x 3.10m)

Lounge 12' 6" x 11' 6" (3.81m x 3.50m)

Kitchen/Diner 14' 1" x 10' 0" (4.29m x 3.05m)

Bathroom 7' 0" x 6' 0" (2.13m x 1.83m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 19th December 2025

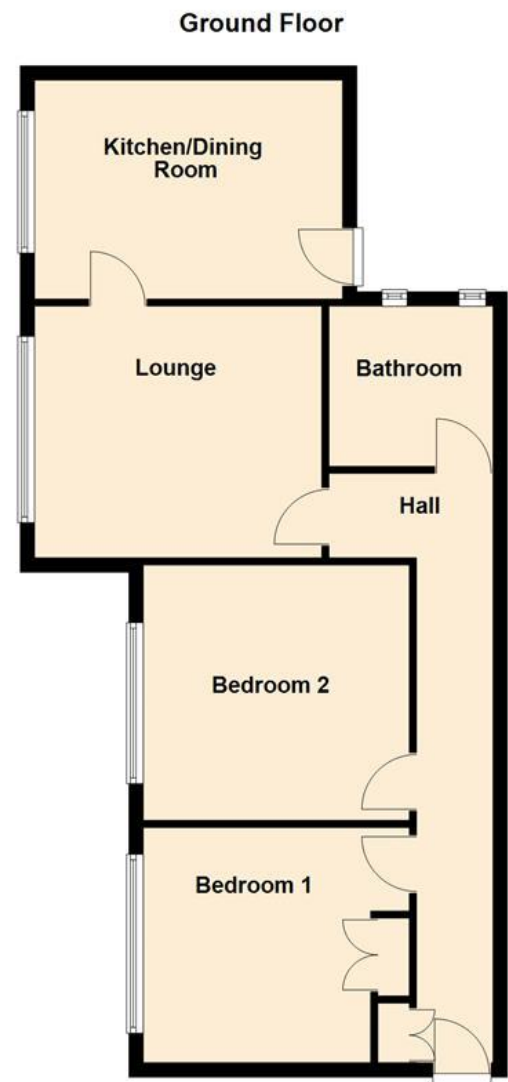
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected:
Council tax band:
Tenure: Leasehold 62 years remaining, lease from
Ground Rent: £150 per year
Service Charge: £2500 per year plus £2500 reserve fund
Restrictions:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location