



**Bentley Court, Wylde Green Road, Walmley  
Sutton Coldfield, B76 1RH**

**Offers in the Region Of £185,000**

# Walmley

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Sold with the security of no onward chain, this two bedroom first floor apartment boasts a share of the freehold, well-presented shower room and kitchen and access to meticulously maintained communal gardens. It also has the added benefit of its own garage providing off road parking/storage space.

Situated in the ever-popular Walmley Village, the property is ideally located for any prospective purchaser that wants to be walking distance to local shops and excellent bus routes in Sutton Coldfield Town Centre as well as Birmingham City Centre.

Accessible via the ground floor, it provides easy access for a wealth of buyer lifestyles.

On entry, there is a generous entrance hall with bountiful storage cupboards, immediately to the left is the master bedroom with fitted wardrobes to save floor space for any extra furniture you might need, to the right you will find the second bedroom which is also perfect for a double bed.

A well-presented shower room which has a modern finish and comprises double walk-in shower, toilet, sink and basin unit, The kitchen also doesn't disappoint and includes integrated appliances. The heart of the home is a cosy, expansive, dual-aspect lounge dining room that makes the perfect getaway from the buzz of the village.

Sold with no onward chain and in a highly-sought after position in the centre of Walmley Village, this apartment is not likely to hang around for long so be sure to enquire today!





## Property Specification

SOLD WITH NO ONWARD CHAIN  
FIRST FLOOR APARTMENT  
SHARE OF FREEHOLD  
TWO DOUBLE BEDROOM  
SHOWER ROOM  
GARAGE

Lounge/Diner 24' 9" x 13' 5" (7.54m x 4.09m)

Kitchen 11' 0" x 8' 10" (3.35m x 2.69m)

Bedroom 1 15' 0" x 11' 11" (4.57m x 3.63m)

Shower Room 8' 7" x 4' 10" (2.61m x 1.47m)

Bedroom 2 8' 11" x 8' 1" (2.72m x 2.46m)

### 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: 20th July 2026

**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:

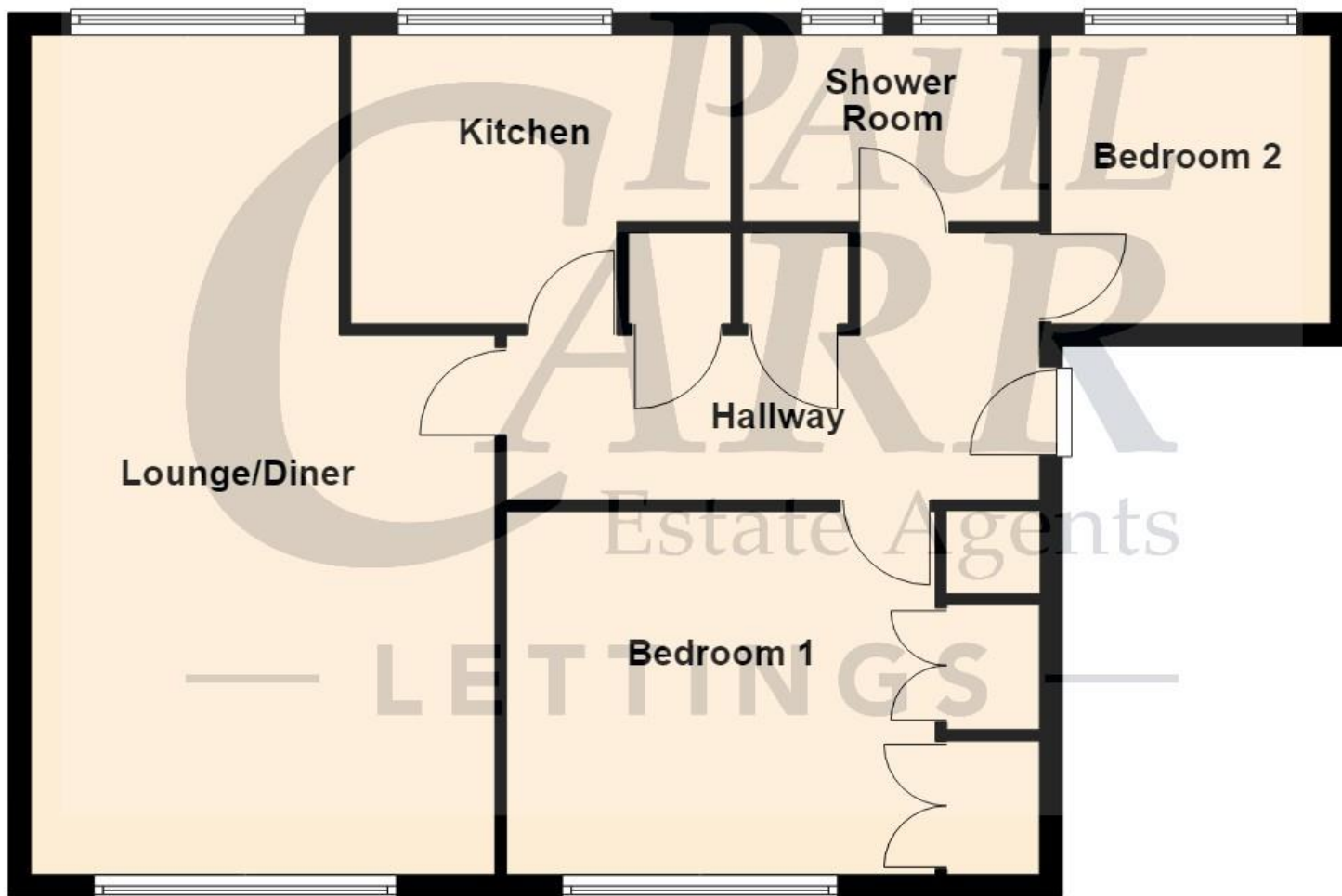
Services connected: Electric, water & drainage  
Council tax band: C

Tenure: Share of Freehold  
Ground Rent & Service Charge; £1,160 per annum

# Floor Plan

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

## Ground Floor



## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

