

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- 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

| Energy Efficiency Rating | | Current | Potential |
|---|----|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | 75 | 77 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Penns Court, Walmley, B76 1DL



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.