ACRES

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



- First floor, two double bedroomed apartment
- Well-appointed shower room
- Spacious and appealing lounge
- Fitted kitchen
- Entrance hall with storage
- Parking available
- Single garage located in separate block
- Close to local amenities
- Vast scope for personalisation
- No onward chain





TRIDENT CLOSE, WALMLEY, B76 1LF - OFFERS OVER £130,000

This first-floor, two double bedroomed, leasehold apartment is situated within a popular and well-established development in Walmley, offering excellent potential for personalisation and improvement, as well as no onward chain. Trident Close enjoys a convenient position within a short walk of Walmley High Street, which hosts a range of everyday amenities including grocery stores, pharmacies, cafés and a public house, while frequent bus services provide straightforward access to surrounding towns and local centres. Minworth, with its larger superstore and additional facilities, is also within easy reach for more extensive shopping needs. Being set on the first floor, the apartment benefits from added privacy and security, with pleasant rearward views overlooking woodland and natural surroundings. The accommodation is enhanced by a warm air heating system and PVC double glazing (both where specified). The property benefits from a healthy lease of 145 years and we have been advised that service charges and ground rent are currently approximately £2000 PA. Internally, the property briefly comprises an entrance hall with multiple storage cupboards, a fitted kitchen, a spacious lounge with additional storage, two double bedrooms, with the second bedroom featuring built-in wardrobes, and a well-appointed shower room completing the layout. Externally, beautifully maintained communal lawns and a paved pathway lead to the secure communal entrance, while a single garage is located within a separate block, providing useful additional storage or parking. To fully appreciate the potential, location and accommodation on offer, an internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a paved path behind lawns, access is gained into the accommodation via a secure glazed communal door giving access to:

COMMUNAL HALL: Stairs radiate to first floor, access is gained into the accommodation via an obscure glazed timber door into:

ENTRANCE HALL: Three doors open to storage, further doors to lounge and kitchen.

FITTED KITCHEN: 10'05 x 7'00: PVC double glazed window to side, matching wall and base units with recesses for washing machine, oven, fridge and freezer, roll edged work surface with one and a half stainless steel sink drainer unit, tiled splashbacks, bi-fold timber door opens back to entrance hall.

LOUNGE: 17'10 x 10'09: PVC double glazed window to side, space for complete lounge suite, door back to entrance hall, door to two storage rooms and door back to inner hall, doors to two bedrooms and a sliding door opens to shower room.

BEDROOM ONE: 12'05 x 10'07: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes providing recess for bed, door back to inner hall.

BEDROOM TWO: 9'10 x 8'09: PVC double glazed window to rear, space for double bed and complementing suite, built-in wardrobe, door back to inner hall.

SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising step-in shower cubicle with glazed splash screen door to side, low level WC and vanity wash hand basin, electric ladder-style radiator, tiled splashbacks, sliding door back to inner hall.

GARAGE: located in separate block (please check suitability for your own vehicle use): Up and over garage door to fore.









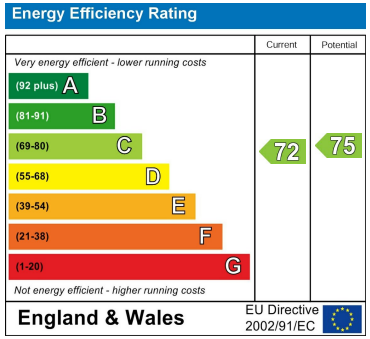
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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)

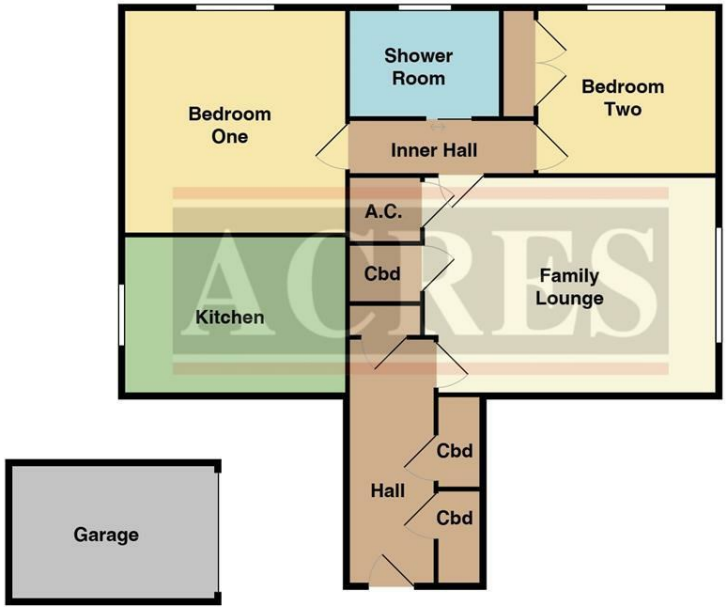
COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888





Trident Close, Sutton Coldfield, B76 1LF



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.