ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- NO ONWARD CHAIN
- EXTENDED LEASE ON COMPLETION
- Two double bedrooms
- Well appointed shower room
- Spacious lounge
- Fitted kitchen
- Drive with single garage
- Rear garden
- Incredible potential
- Excellent position close to amenities & sought after location





BEAUCHAMP CLOSE, WALMLEY, B76 1UE - OFFERS OVER £170,000

NO ONWARD CHAIN & EXTENDED LEASE ON COMPLETION A generously proportioned first-floor two-bedroom leasehold maisonette, ideally positioned in the heart of Walmley on the highly popular Oak & Ash Estate. Offering excellent internal proportions together with allocated parking, a single garage and private outside garden space, the property provides an appealing combination of accommodation, convenience and outdoor space. The location is a particular feature, with Walmley's popular High Street within easy walking distance and offering a wide range of shops, eateries, services and everyday amenities. Minworth is also just a short walk away, providing further daily essentials together with convenient access to major road networks and readily-available bus services, allowing for straightforward travel to surrounding areas and Birmingham City Centre. The property benefits from gas central heating and PVC double glazing (both where specified). Internally, the accommodation briefly comprises a useful entrance porch, stairs rising to the first-floor landing with generous storage provision, a comfortable family lounge, fitted kitchen, two well-proportioned double bedrooms and an appealing shower room. The property is leasehold, with the current shorter lease being extended upon completion to provide additional peace of mind for the new owner. Externally, there is an allocated parking space together with additional visitors' parking, while a single garage provides valuable further storage and parking potential. To the rear of the property is a garden area, offering useful outdoor space with scope for personalisation and enjoyment. Combining generous accommodation with excellent local amenities, parking, garage facilities and private outside space, this maisonette represents an appealing opportunity in a highly sought-after Walmley location. To fully appreciate the home on offer, internal inspection is highly recommended. EPC Rating C.

Set back from the road behind an allocated parking space, access is gained into the home via a paved path and an obscure glazed door into:

PORCH LEADING TO STAIRS AND LANDING: Space is provided for storage, PVC double glazed obscure window is offered to landing and overlooks side, internal doors open to storage, fitted kitchen, lounge, two bedrooms and a family shower room.

FAMILY LOUNGE: 15'05 x 10'04: PVC double glazed window to rear, space for complete lounge suite, electric coal-effect fire, radiator, door back to landing.

KITCHEN: 10'07 x 6'09: PVC double glazed window to rear, matching wall and base units with recesses for fridge / freezer and washing machine, integral oven, roll edged work surface with stainless steel sink drainer unit, four ring electric hob having extractor canopy over, radiator, tiled splashbacks, door back to landing.

BEDROOM ONE: 12'04 x 10'04: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobe, radiator, door back to landing.

BEDROOM TWO: 10'08 x 7'06: PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobe to over-stairs, radiator, door back to landing.

SHOWER ROOM: PVC double glazed obscure window to side, suite comprising shower with glazed splash screen door, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Providing opportunity for modernisation and space for dining and entertaining.

SINGLE GARAGE: (please check suitability for your own vehicle): Up an over garage door to fore with an obscure glazed window to side.









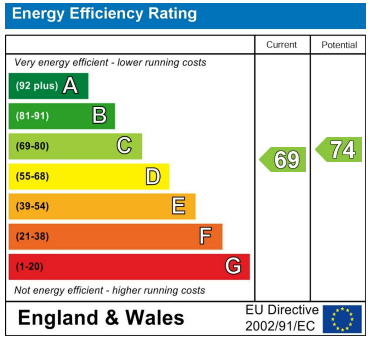
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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





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.