

# ACRES

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



- A duplex apartment
- Ideal for Walmley's amenities
- Lounge
- Breakfast kitchen
- Two generous bedrooms
- Located on the corner of Penns Lane and Walmley Road
- Residents parking
- No upward chain



***14 PENNS COURT, EACHELHURST ROAD, B76 1DL ~ Offers around £165,000***

This is a very generous first floor duplex apartment, close to many local amenities in Walmley, it is leasehold and council tax band B. The interiors are accessed via a large feature communal entrance and staircase leading to an open balcony and reception door, double glazing and gas central heating (both where specified) the interiors include hall way, breakfast kitchen, lounge and staircase up to two excellent bedrooms and bathroom. Outside to the front and side are communal gardens and to the rear are resident parking spaces. EPC rating C.

Access is via a communal entrance with staircase to first floor, timber and glazed reception door into hallway, double glazed window to front, radiator, door into large storage cupboard, door into cloaks cupboard, doors into kitchen and:

**LIVING ROOM: 16'5 (max) / 15'6 (min to chimney breast) x 12'3 (max) / 9'2 (min):**

Having double glazed window to front, fire surround coving to ceiling

**KITCHEN: 11'4 x 9'1 (max) / 7'0 (min):**

Having a range of drawer, base and eye level cupboards, four ring gas hob with extractor hood over, fitted electric oven, tiling to splashbacks, wall mounted gas central heating boiler, stainless steel sink and drainer, double glazed window, radiator

**FIRST FLOOR LANDING:**

Having door into airing cupboard, access to loft space and further doors into:

**BEDROOM ONE: 16'5 (max) / 15'7 (min) x 9'3:**

Having double glazed window to front, radiator, coving to ceiling, access to built in wardrobe

**BEDROOM TWO: 11'4 x 9'0:**

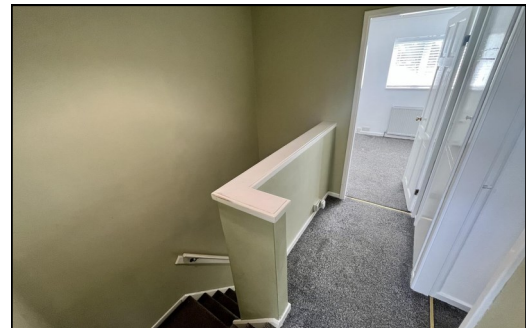
A second double bedroom with double glazed window to rear, radiator, open access into built in wardrobe

**BATHROOM:**

Having bath with shower attachment, pedestal wash hand basin, close couple WC, tiling to part walls, radiator, double glazed patterned window

**STORE:**

A useful store cupboard located on the ground floor near the rear of the building.



**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**



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 their purpose, or within 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.

**TENURE:** We have been informed by the vendors that the property is Leasehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

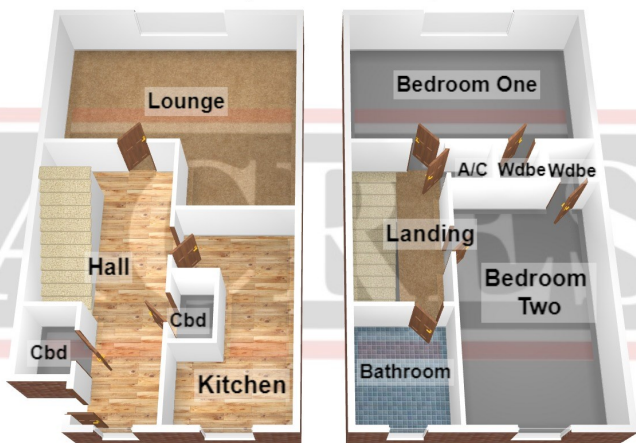
**COUNCIL TAX BAND:** B

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888

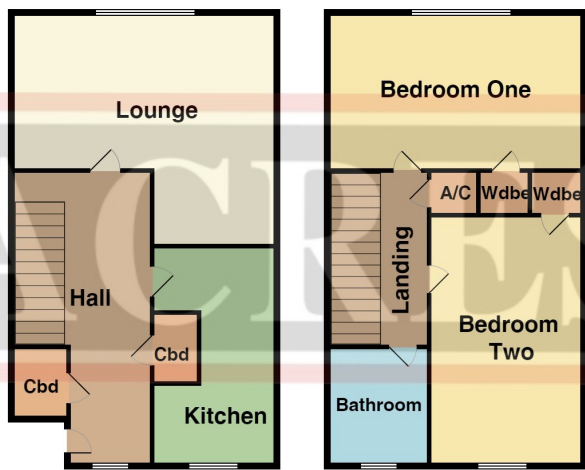


Penns Court, Eachelhurst Road, B76 1DL



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		