

ACRES

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



- * A well presented duplex apartment
- * Lovely position at the top of Penns Lane
- * Personal reception door
- * Dual aspect Lounge/dining room
- * Fitted kitchen
- * Two excellent bedrooms
- * Bathroom
- * Communal gardens
- * Garage en-bloc
- * Extended lease



5 Eldon Drive, Walmley, B76 1LT ~ Offers around £190,000

Acres are delighted to offer for sale this lovely duplex apartment ideally located at the top of Penns Lane and close to Walmley Cricket Club. Benefiting from double glazing, storage heating and an extended lease this fabulous property enjoys, open plan dual aspect lounge/dining room, fitted kitchen and staircase up to two excellent bedrooms and bathroom. Outside there are well tended communal gardens and a garage en-bloc. Internal viewing is essential to appreciate. Energy Rating D

Access is via a reception door with staircase up to first floor, door into cloaks cupboard and double opening door into;

LOUNGE/DINING ROOM: 23'5" max 15'10" min x 14'10" max 6'9" min

A beautifully presented living room with double glazed window to front and double glazed window to rear, coving to ceiling, storage heater, staircase to first floor and doors into;

KITCHEN: 7'10" x 7'2"

A lovely modern styled kitchen with a range of units to include drawer, base and eye level cupboards, space for fridge and freezer, space and plumbing for washing machine, space for electric cooker, sink and drainer under the double glazed rear window, work surface and tiling to splashback, coving to ceiling

FIRST FLOOR LANDING:

Storage heater, double opening doors into airing cupboard with shelving, access to loft space and doors into;

BEDROOM ONE: 11'4" x 11'4"

An excellent double bedroom with double and secondary glazed window, coving and medallion to ceiling, built in double and single wardrobes

BEDROOM TWO: 9'10" x 8'2"

An excellent second bedroom with double glazed window, coving to ceiling, built in wardrobe

BATHROOM:

Having a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, double glazed patterned window, coving to ceiling, stylish tiling to part walls

OUTSIDE:

There are well tended communal gardens surrounding with lawns and mature planted areas

GARAGE: (please check the suitability of this garage for your own vehicle)

Situated en-bloc



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: D

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		