

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- Over 60's Accommodation
- No upward chain
- Situated in well-tended gardens
- Spacious lounge
- Modern style fitted kitchen
- Two double bedrooms
- Newly-fitted shower room
- Electric heating
- Resident parking
- Communal lounge and gardens



***FLAT 14, RILAND COURT, PENNS LANE, B72 1AY ~ Offers in Excess of £140,000***

Enjoying an enviable position on Penns Lane, this retirement property offers independent living, has well-presented communal gardens and is council tax band A, EPC Rating E. This retirement development is close to Walmley and Wylde Green which both offer a plethora of daily essentials, including pharmacies, local convenience stores, GP, opticians, cafes and a public house. A short drive provides access to further comprehensive shopping at the Fort and Minworth. Benefiting from double glazing, (where specified), electric heating and Scheme Manager, the interiors briefly include: Hallway with cloaks cupboard, living room, modern-styled breakfast kitchen, two double bedrooms and modern shower room. This is a very popular retirement development that offers support, residents lounge, launderette and well-manicured gardens. Offering no upward chain this is a fabulous opportunity to purchase, and we would highly recommend internal inspection to fully appreciate the accommodation on offer.

Access is via a secure entrance and hallway leading to Number 14. A timber reception door opens into:

**ENTRANCE HALL: 16'3 (max) x 4'2 (max):**

With door into storage cupboard, two bedrooms, shower room, kitchen and:

**LIVING ROOM: 13'4 x 11'0:**

A spacious living room having coving to ceiling, marble effect fireplace with electric point, double glazed window, electric heater, emergency pull cord and telephone

**KITCHEN: 11'3 x 7'1:**

A very generous fitted kitchen with a range of drawer, base and eye level cupboards, work surfaces and tiling to splashbacks, four ring electric hob with extractor canopy over and oven under, stainless steel sink drainer unit, space for washing machine and fridge / freezer, double glazed window, electric fan heater and emergency pull cord

**BEDROOM ONE: 14'1 x 10'1:**

A good-sized master bedroom with views over the grounds, having fitted wardrobes, double glazed window, electric heater & emergency pull cord

**BEDROOM TWO: 7'9 x 6'8:** With double glazed window and electric heater

**SHOWER ROOM:**

A modern and newly fitted shower room, with electric walk-in shower, white low level WC, wash hand basin set into vanity unit, stylish tiling to walls, electric fan heater and emergency pull cord

**OUTSIDE:**

Well-tended communal gardens, having mature shrubs and bushes



**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:** A

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

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



Riland Court, Penns Lane, Wylde Green



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		