

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * First floor, two bedroomed apartment
- * Built-in wardrobes to both bedrooms
- * Well-appointed family bathroom
- * Fitted breakfast kitchen
- * Dual aspect, imposing family lounge
- * Deep and welcoming entrance hall
- * Allocated parking set behind secure gates
- * Side intercom/door release system
- * Set in prime, central and sought-after position
- * Close to local amenities and schooling



15 WARREN HOUSE COURT, WALMLEY, B76 1TU ~ Offers Over £180,000

Situated just a stone's throw from the heart of Walmley Village, this delightfully presented and composed, two bedroomed, first floor, leasehold apartment is ideally located within walking distance to an abundance of essential daily shopping amenities and facilities. Excellent educational opportunities for all ages, public transport, parks and trails are all on offer in Walmley having numerous cafes, convenience stores and a post office to provide convenience within arm's reach. Readily available bus services can be obtained on Walmley Road and allow access to surrounding towns and cities, motorway links are also excellent. Benefiting from the provision of electric heating and PVC double glazing (both where specified), being set upon such a sought-after, modern-built estate in Sutton Coldfield, interest in this home shall not be short. Currently the property comprises: deep and welcoming entrance hall, doors open directly from the hall and lead into a dual aspect lounge, fitted breakfast kitchen, well-appointed bathroom, two impressively proportioned bedrooms having built-in wardrobes and two storage cupboards. Externally, secure gated parking encompasses the perimeter with access being gained into the block via a side intercom/door release system into communal hall, stairs lead from the ground floor with an internal front door opening into the accommodation. To fully appreciate the property on offer, its position, access to varying amenities and potential for improvement/personalisation, we highly recommend internal inspection.

Set back from the road behind a tarmac drive, access is gained into the development via secure metal gates, giving access to allocated parking, mature shrubs and bushes line the circular development, with access being gained into the block via a side intercom /door release system into:

COMMUNAL HALL:

Access given to cupboards, stairs off to first floor, an internal front door opens into:

DEEP & WELCOMING ENTRANCE HALL:

Doors radiate to a dual aspect lounge, fitted breakfast kitchen, bathroom, two bedrooms and storage cupboards, electric wall-mounted radiator, door back to communal hall.

DUAL ASPECT LOUNGE: 19'0 x 10'9 (max):

PVC double glazed windows to fore and to rear, electric radiator, recessed spotlight, door to hall.

FITTED BREAKFAST KITCHEN: 7'10 x 7'10:

PVC double glazed window to rear, matching wall and base units with recesses for fridge / freezer and washing machine, integrated oven with microwave over, edged work surfaces with integrated sink drainer unit and four ring electric hob having extractor canopy over, tiled splashbacks, door back to hall.

BEDROOM ONE: 16'2 x 8'10:

PVC double glazed window to fore, built-in wardrobes with double door, fitted cupboards having overhead storage with recess to centre for bed, matching chest of drawer, electric radiator, door back to hall.

BEDROOM TWO: 8'6 x 7'6 (max):

Double glazed skylight to rear, fitted wardrobe, electric radiator, door to hall.

BATHROOM:

Double glazed skylight to rear, bath with glazed splash screen to side, low level WC and pedestal wash hand basin, tiled splashback, door to hall.



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)

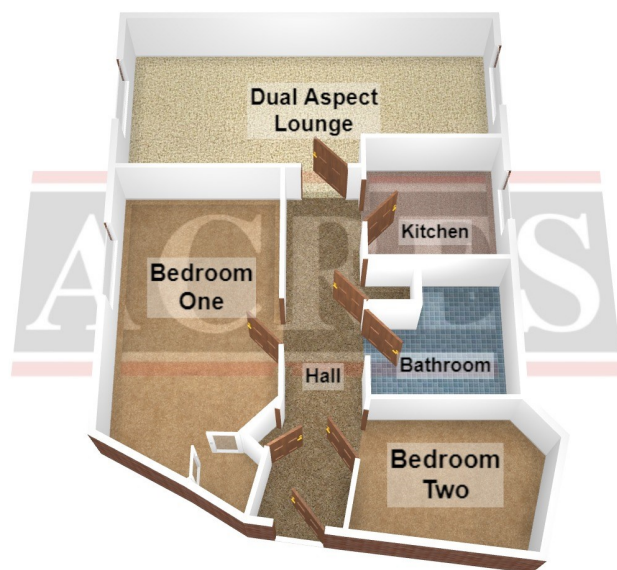
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888

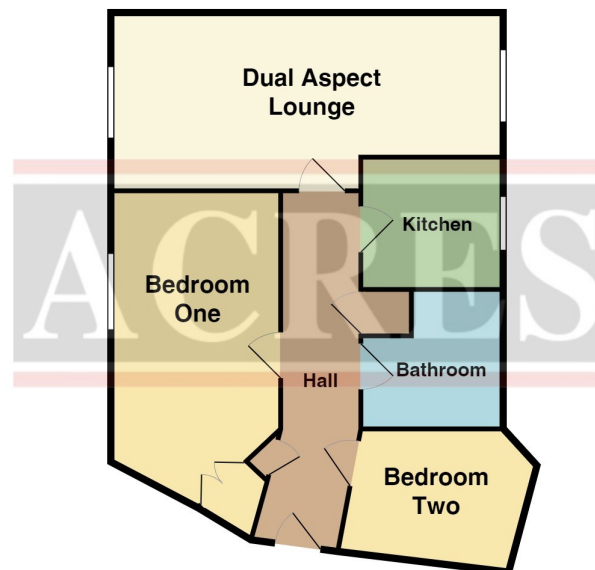


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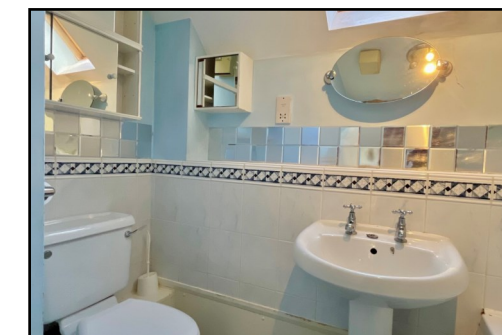


THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		