

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Leasehold first floor maisonette
- Two generous bedrooms; main offering built-in wardrobes & ensuite
- Superb re-fitted bathroom
- Sizeable lounge through dining area
- Access given to a fully comprehensive fitted kitchen
- Allocated & visitor parking
- Delightfully improved



31 THIMBLE END COURT, WALMLEY, B76 2RZ ~ Offers Over £200,000

A superb opportunity to purchase this surprisingly spacious and deceptively large, two bed first floor maisonette located at the end of the development off Signal Hayes Road. Having been thoughtfully and tastefully modernised since its purchase in 2021, the property has undergone full renovation of flooring, appliances, bathroom and ensuite shower to establish its excellent potential. Positioned just a short walk away from local shopping amenities in Walmley and Minworth, an array of readily available bus services can be obtained on Walmley Road, providing access to further comprehensive shopping. Complemented by gas central heating and PVC double glazing (both where specified), this property has the added benefit of having a house alarm and briefly comprises: Delightful entrance hall with stairs to first floor, an imposing landing space provides doors to an attractive lounge with dining space, into a fully integrated, fitted breakfast kitchen, a re-fitted impressive bathroom with storage cupboard, and two bedrooms; the main having built-in wardrobe space and a well-appointed ensuite shower room. Externally, allocated and visitor parking is provided; mature well-maintained grounds encompass the property. To fully appreciate the improvements that have been made, the property's true proportions and living spaces, we highly recommend internal inspection. Council Tax Band C, EPC Rating C

Set back from the road behind a tarmac drive, access is gained into the property via a double glazed obscure door into:

ENTRANCE HALL:

Radiator, wall-mounted alarm system and stairs to:

LANDING:

PVC double glazed window to side, radiator, loft access, doors radiate to lounge, bathroom and two bedrooms

FAMILY LOUNGE: 18'1 x 17'8:

PVC double glazed windows to rear, radiators, door out to landing and access into:

FITTED BREAKFAST KITCHEN: 14'6 x 7'7:

PVC double glazed window to rear, matching wall and base units with integrated dishwasher, washing machine, fridge and freezer and oven, roll-edged work surfaces with four ring gas hob and extractor canopy over, one and half stainless steel sink drainer unit, tiled splashbacks, radiator and access into lounge

BEDROOM ONE: 13'9 x 10'8 (max):

PVC double glazed window to fore, fitted wardrobes, radiator, door to landing and into:

ENSUITE SHOWER ROOM: Suite comprising corner shower cubicle with glazed sliding doors, pedestal wash hand basin, low level WC, ladder style radiator, tiled splashbacks and door into bedroom

BEDROOM TWO: 11'11 x 9'8:

PVC double glazed window to rear, wardrobes with central recess, radiator and door to landing

FAMILY BATHROOM:

Suite comprising bath with glazed splash screen to side, vanity wash hand basin and low level WC, radiator, tiled splashbacks, door to storage cupboard and to landing



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



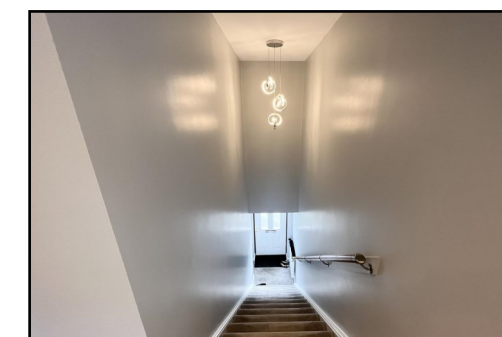
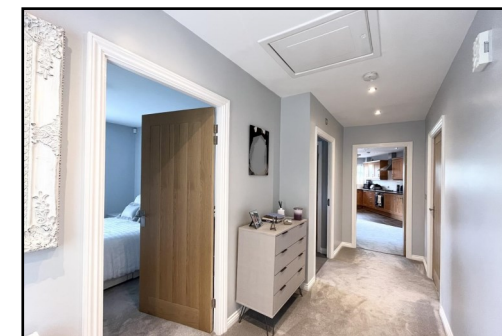
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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)

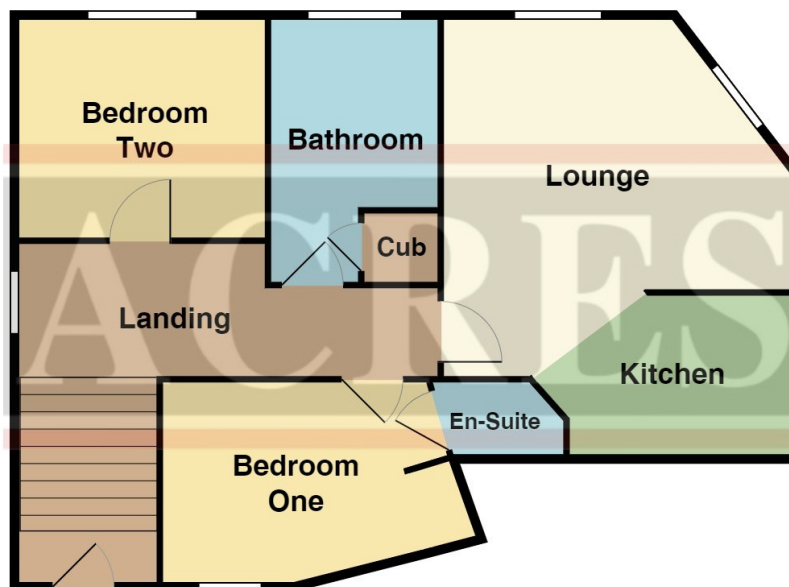
COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Thimble End Court, B76 2RZ



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		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		