

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Delightful residential development for 55 and over\*
- \* Ground floor accommodation overlooking gardens
- \* Two well proportioned bedrooms
- \* Appealing shower/wet room with assisted living hand rails
- \* Imposing lounge with direct access to gardens via bay patio door
- \* Refitted & attractive kitchen overlooking gardens
- \* Emergency pull cord in operation
- \* Residents lounge and utility room
- \* Secure side intercom/door release into building
- \* Single allocated parking space and visitor spaces
- \* Benefiting from an extended lease



***9 RILAND COURT, PENNS LANE, B72 1AY ~ Price Guide £170,000***

A truly exciting example of a delightfully composed, ground floor, two bedroomed apartment set within a popular development just a stones throw from Wylde Green high street. Available to those over the ages of 55 (please call to discuss eligibility), this attractive and charming property has all the characteristics suitable for those downsizing or requiring ground floor access. Wylde Green offers an abundance of local shopping amenities and facilities which include: pharmacies, cafes, daily essentials and restaurants, with readily available bus services on the Birmingham Road providing ease of commute to surrounding town and city centre locations. Benefitting from electric heating and pvc double glazing (both where specified), the accommodation boasts emergency pull cord response, residents lounge and utility room, a secure side intercom/door release system provides access into the building and provides extra privacy for residents; the property also benefits from the provision of Sky. Briefly comprising: entrance hall, doors lead to a spacious family lounge having a bay patio door leading to communal gardens, access is given into a refitted and impressive kitchen, further doors from the hall advance to two well proportioned bedrooms, the master benefitting from built in wardrobe, an assisted & mobility friendly shower/wet room services the accommodation. Externally, a single, allocated parking space is offered to residents with a scattering of visitor spaces also being available. To fully appreciate the accommodation on offer and to take advantage of its excellent position, we highly recommend internal inspection.

Set back from the road behind a tarmac drive providing car parking spaces for residents, access is gained into the accommodation via a secure side intercom / door release system giving access into the accommodation via a double glazed door.

#### **COMMUNAL HALL:**

A welcoming entrance area is provided with access being given into a residents lounge and laundry room, motion sensor lighting provides a runway to the accommodation of which access is gained via a wooden door.

#### **ENTRANCE HALL:**

Internal doors open to a spacious lounge, shower room, two bedrooms, storage cupboard and airing cupboard, electric radiator, door back to communal hall.

#### **SPACIOUS LOUNGE: 18'7 (into bay) x 17'7 (max) / 10'8 (min):**

PVC double glazed patio door leading to rear, electric radiator, electric coal-effect fire set on a granite hearth having matching surround and period-style mantel over, door to hall and access given into:

#### **FITTED KITCHEN: 8'6 x 7'3:**

PVC double glazed window to rear overlooking gardens, matching wall and base units with recesses for a brand new washing machine, free-standing fridge / freezer and cooker, roll edged work surfaces having stainless steel sink drainer unit, tiled splashbacks, access back to lounge.

#### **BEDROOM ONE: 11'7 x 8'9:**

PVC double glazed window to rear, built-in wardrobes, electric radiator, door to hall.

#### **BEDROOM TWO: 11'0 x 5'10:**

PVC double glazed window to rear, electric radiator, door to hall.

#### **SHOWER ROOM:**

Step-in, easy-access shower cubicle with obscure glazed screens, low level WC and pedestal wash hand basin, tiled splashbacks, wall radiator, door gives access back out to hall.

#### **COMMUNAL GARDEN:**

A prominent lawn is displayed with a mixture and variety of well-manicured shrubs, bushes and pots, access is gained back into the accommodation via a PVC double glazed door into lounge.





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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)

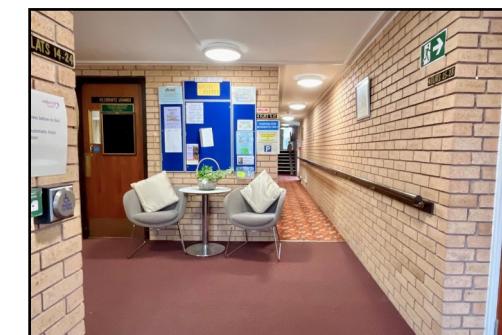
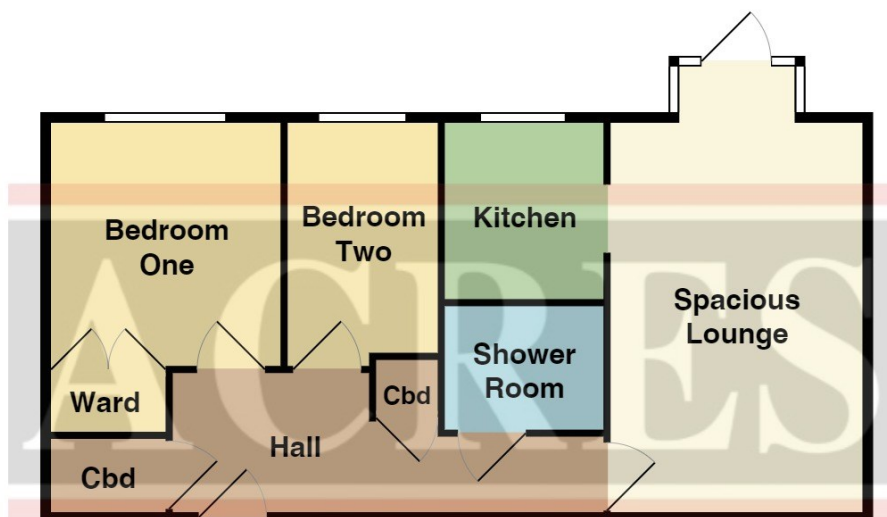
**COUNCIL TAX BAND:** A

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

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



Riland Court, Penns Lane, Sutton Coldfield, B72 1AY



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

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