

# ACRES

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



- \* **\*\*\*HEATING & HOT WATER INCLUDED IN SERVICE CHARGES\*\*\***
- \* Two, double bedroomed, second floor apartment
- \* Built-in wardrobes to a sizeable master bedroom
- \* Attractive fitted bathroom with roof downlight
- \* Imposing family lounge through dining space
- \* Appealing fitted kitchen
- \* Secure side intercom/door release system to communal door
- \* Healthy lease of 87 years remaining
- \* Set upon a sought after development
- \* Opportunity for interior development



***16, ANNE COURT, BERRYFIELDS ROAD, B76 2UU ~ Offers around £130,000***

**\*\*\* HEATING & HOT WATER INCLUDED IN SERVICE CHARGES \*\*\*** Nestled upon an increasingly popular development in Walmley, this charming, two double bed roomed and second floor, leasehold apartment offers opportunity for personalisation together with sizeable interior proportions. Having been delightfully maintained during its current tenure, the home's position boasts access to sought-after & excellent educational opportunities for all ages, whilst also providing ease of commute to surrounding town and city centre locations including Sutton Coldfield, Wylde Green & Birmingham via one of the many readily available bus services. Green open spaces and public parks are found just a stone's throw from the property's position, with daily essential shopping amenities and facilities also being easily obtainable. Benefitting from the provision of gas central heating and PVC double glazing (both where specified) the current healthy leasehold term sits at 87 years remaining and a monthly ground rent and service charge of £299.63. Internal offerings briefly comprise entrance hall, doors lead to a sizeable family lounge through dining space having access into an attractive fitted kitchen, further doors from the hall advance into two double bedrooms, the master benefitting from built-in wardrobes, a superb bathroom having roof downlight and multiple storage cupboards. Externally, parking is available on a first come, first served basis however does offer plenty for residents and visitors; well-manicured communal lawns lead to a secure, side intercom/door release system which is directly accessed from the accommodation. To fully appreciate the home on offer, its scope for personalisation and imposing yet unassuming living spaces, we highly recommend inspection.

Set back from the road behind considerable, well-tended lawns, access is gained into the accommodation via a paved path having secure side intercom / door release system allowing access into the property via glazed wooden doors, communal halls and stairs; windows to fore and to rear, stairs lead off to the second floor, access is gained into the property via a wooden door.

#### **ENTRANCE HALL:**

Doors radiate to family lounge, two bedrooms, a family bathroom, multiple storage cupboards and an airing cupboard, radiator.

#### **FAMILY LOUNGE THROUGH DINER: 20'5 x 9'10:**

PVC double glazed windows to fore, radiator, space for lounge furniture and dining table, door leads back to hall and door leads into:

#### **FITTED KITCHEN: 12'1 x 6'1:**

PVC double glazed window to side, matching wall and base units having glazed eye-level units, recesses for washing machine and free-standing fridge / freezer, integrated oven, roll edged work surfaces having four ring electric hob and stainless steel sink drainer unit, tiled splashbacks, radiator, door back to lounge.

#### **BEDROOM ONE: 13'11 x 8'7:**

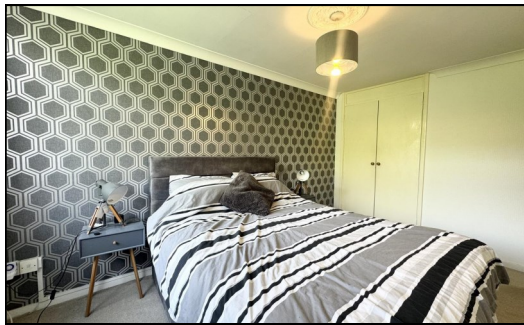
PVC double glazed window to fore, built-in wardrobes, radiator, door to hall.

#### **BEDROOM TWO: 10'4 x 7'6:**

PVC double glazed window to fore, radiator, door to landing.

#### **FAMILY BATHROOM:**

Recessed downlight, suite comprising bath with glazed splash screen to side, low level WC and pedestal wash hand basin, radiator, tiled splashbacks.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

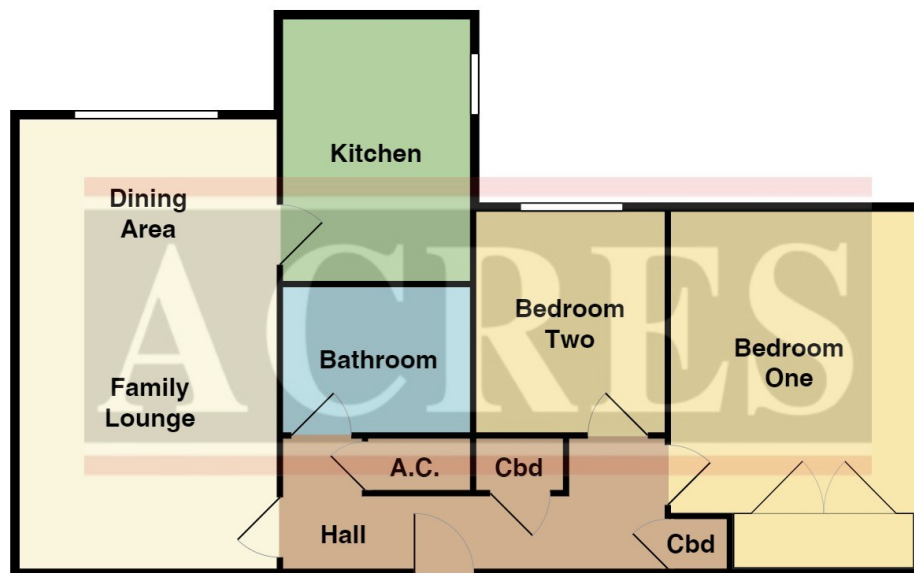


Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



Anne Court, 52, Berryfields Road, Sutton Coldfield, B76 2UU



AWAITING EPC RATING

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