ACRES

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



- First floor maisonette
- No onward chain
- Two double bedrooms
- Master with en-suite shower room
- Well-appointed family bathroom
- Spacious family lounge & dining area
- Appealing fitted breakfast kitchen
- Allocated parking space to fore
- Ideal location close to amenities
- Healthy lease of 104 years





THIMBLE END COURT, WALMLEY, B76 2RZ - O.I.R.O £195,000

Set in an enviable cul-de-sac position within the highly sought-after area of Walmley, Sutton Coldfield, this spacious two-bedroom first-floor maisonette offers generously proportioned accommodation, a healthy lease of approximately 104 years, and excellent access to an array of local amenities. Ideally located within walking distance of well-regarded schools, pharmacies, cafés and shops catering for daily essentials, the property is perfectly suited to first-time buyers, professionals and those looking to downsize without compromise. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation is accessed via a welcoming entrance hall with stairs rising to the first floor. The impressive lounge offers ample space for both relaxing and dining, while the fitted breakfast kitchen provides practical everyday living. There are two well-proportioned double bedrooms, with the principal bedroom enjoying the added luxury of an en-suite shower room. A well-appointed family bathroom completes the internal accommodation. Externally, the property is approached via a tarmac driveway, with allocated parking provided for residents. Occupying an end-of-road position, the home benefits from enhanced privacy and a peaceful setting. Offering spacious accommodation in a prime residential location, this superb maisonette presents an excellent opportunity for a wide range of purchasers. Early internal inspection is highly recommended to fully appreciate the accommodation and lifestyle on offer. EPC rating C.

Set back from the road behind a multi vehicular drive providing allocated parking spaces, a paved path gives access to the home via a PVC double glazed obscured door into:

ENTRANCE HALL:
Space is provided to side for storage, stairs off to first floor.

LANDING:
PVC double glazed obscure window to side, doors open to a family lounge, fitted breakfast kitchen, two bedrooms and a family bathroom, radiator.

FAMILY LOUNGE: 17'07 x 9'11:
PVC double glazed window to rear, space for complete lounge suite and dining table with chairs, radiator, door back to landing.

FITTED KITCHEN: 13'04 x 7'05:
PVC double glazed window to rear, matching wall and base units with integrated dishwasher, oven and fridge / freezer, roll edged work surfaces with gas hob having extractor canopy over, a stainless steel sink drainer unit, tiled splashbacks, radiator, tiled flooring, space for breakfast table, door back to landing.

BEDROOM ONE: 12'04 x 10'08:
PVC double glazed window to fore, space for double bed and complementing suite, built-in wardrobe, radiator, door to landing and door to:
ENSUITE SHOWER ROOM:
Suite comprising corner shower cubicle with glazed splash screen doors, low level WC and pedestal wash hand basin, tiled splashbacks, ladder style radiator, door back to bedroom.

BEDROOM TWO: 12'00 x 7'03:
PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM:
PVC double glazed obscure window to fore, suite comprising bath, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door to storage and door back to landing.









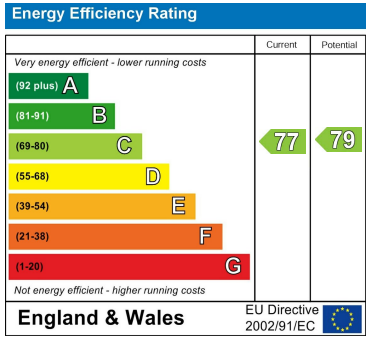
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The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

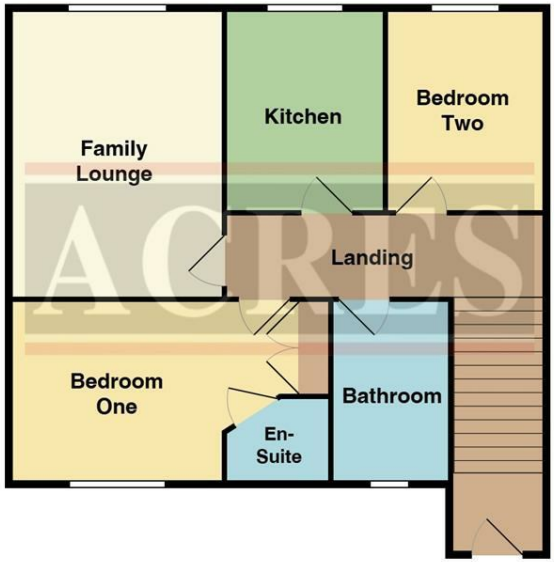
COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 313 2888





Thimble End Court, Sutton Coldfield, 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.

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.