ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- NO ONWARD CHAIN
- Extended leasehold, first floor apartment
- Two double bedrooms with built-in wardrobes
- Well-appointed shower room
- Spacious family lounge
- Fitted breakfast kitchen
- Entrance, inner and communal halls
- Single garage located in separate block
- Allocated parking space with further FCFS parking
- Close to local amenities





TRIDENT CLOSE, WALMLEY, B76 1LF - ASKING PRICE £155,000

NO ONWARD CHAIN Occupying a desirable position within a popular and sought-after residential development in Walmley, this delightful two-bedroomed, extended leasehold apartment offers spacious, beautifully presented accommodation, ready for immediate occupation following successful purchase. Ideally situated within walking distance of Walmley village, a wealth of local amenities including cafés, pharmacies, eateries and everyday shopping facilities are all close at hand. Readily-available bus services also provide convenient transport links throughout the local area and beyond, including Sutton Coldfield and Birmingham city centre. Boasting an attractive interior and generous internal proportions, this impressive first floor apartment is perfectly suited to a variety of prospective purchasers seeking comfortable, low maintenance living. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises: a welcoming entrance hall, fitted breakfast kitchen, spacious family lounge and an inner hallway leading to two well-proportioned double bedrooms, both benefitting from built-in wardrobes. A modern family shower room completes the internal accommodation. Externally, the property is approached via a paved pathway leading to a communal entrance hall, accessed through a glazed door. The apartment further benefits from an allocated parking space, additional communal parking available on a first come, first served basis, and a single garage situated within a separate block. With its excellent presentation, generous accommodation and convenient location, internal inspection is highly recommended to fully appreciate this superb apartment. EPC Rating C.

Set back from the road behind a paved path with an allocated parking space, and mature lawns sweeping the property's perimeter, access is gained into the accommodation via a glazed communal entrance door into:

COMMUNAL HALL:
Stairs rise to the first floor where access is gained into the home via an obscure glazed door into:

ENTRANCE HALL:
Internal doors open to storage and to a family lounge, radiator, access is provided to:

BREAKFAST KITCHEN: 11'06 x 9'01:
PVC double glazed window to fore, matching wall and base units with recesses for washing machine and fridge / freezer, integral oven, roll edged work surface with four ring gas hob and a stainless steel sink drainer unit, tiled splashbacks, doors to storage and access is provided back to entrance hall.

FAMILY LOUNGE: 12'08 x 12'06:
PVC double glazed window to rear, space for complete lounge suite, radiator, door to entrance hall and door to:

INNER HALL:
Doors open to two bedrooms and a family shower room.

BEDROOM ONE: 10'04 x 10'01:
PVC double glazed window to fore, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to inner hall.

BEDROOM TWO: 10'02 x 7'09:
PVC double glazed window to rear, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to inner hall.

SHOWER ROOM:
PVC double glazed obscure window to side, suite comprising shower with glazed splash screen doors, vanity wash hand basin and WC, panelled splashbacks, ladder style radiator, door back to inner hall.

SINGLE GARAGE: (please check suitability for your own vehicle):
Up and over garage door to fore.









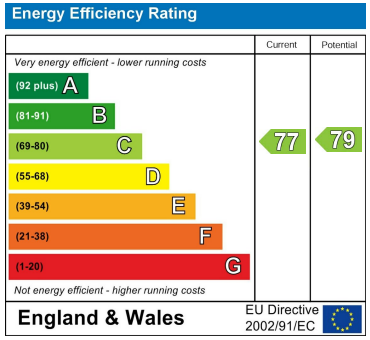
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The Property Ombudsman

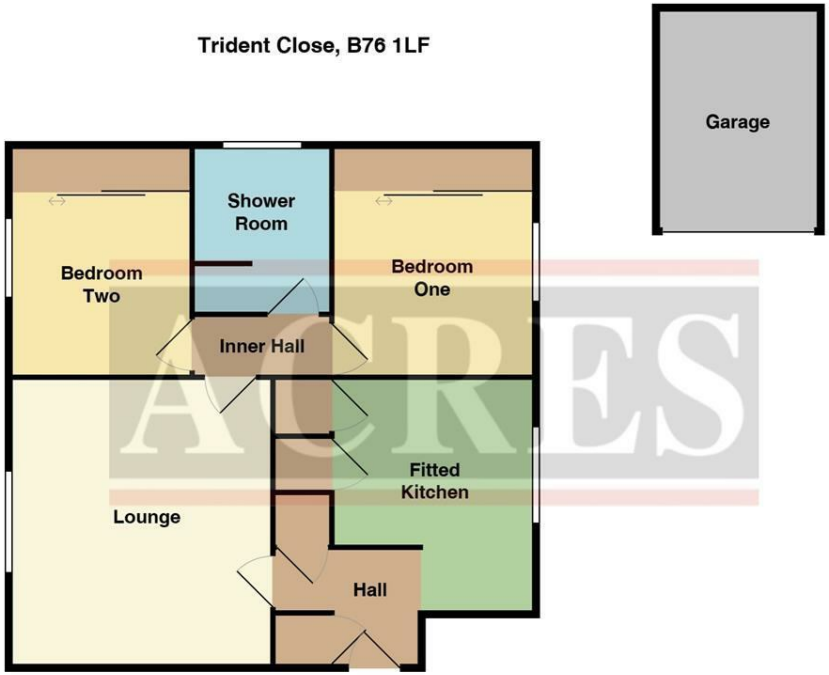
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888







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.