



- \*EXTENDED LEASE ON COMPLETION\*
- Two double bedrooms
- Well-appointed shower room
- Fitted kitchen
- Spacious lounge
- Rear conservatory
- In-and-out drive with single garage
- Rear garden with patio and gravel
- No onward chain
- Excellent potential



**BEAUCHAMP CLOSE, WALMLEY, B76 1UE - OPEN TO OFFERS £200,000**

**\*EXTENDED LEASE ON COMPLETION\*** Set within the ever-popular Oak & Ash estate in Walmley, this two-bedroomed, ground floor maisonette presents a fantastic opportunity for a wide range of buyers, boasting a private rear garden and the added benefit of a single garage. The home occupies a superb, well-connected position just a short stroll from an array of local amenities, including shopping facilities, well-regarded schooling and excellent public transport links. Readily-available bus services ensure convenient travel to nearby town and city centre locations, making this an ideal choice for commuters and downsizers alike. The property benefits from gas central heating and PVC double glazing (both where specified), while partial redecoration offers exciting scope for further personalisation by prospective purchasers. Internal accommodation briefly comprises a deep entrance hall, a generous family lounge which flows beautifully into a rear conservatory, and a fitted kitchen offering practical workspace and storage. There are two well-proportioned double bedrooms, both offering comfortable living arrangements, while a family shower room and multiple storage areas complete the internal layout, catering to everyday needs with ease. Externally, the home is approached via an in-and-out block-paved driveway, which provides ample off-road parking and access to a single garage. To the rear, a paved patio leads onto gravelled garden space, framed by mature shrubs and bushes, creating a tranquil setting perfect for relaxing or entertaining. To fully appreciate the accommodation and outdoor offerings of this charming ground floor home, internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a multi vehicular in & out block paved drive, access is gained into the accommodation via a PVC double glazed obscure door into:

**ENTRANCE HALL:**

Doors lead to lounge, fitted kitchen, two bedrooms, shower room and storage, radiator.

**FAMILY LOUNGE: 16'02 x 10'03:**

Space for complete lounge suite, radiator, door back to entrance hall and glazed double doors open to:

**REAR CONSERVATORY: 8'04 x 7'06:**

PVC double glazed windows and French doors open to rear garden, glazed double doors open back to lounge.

**KITCHEN: 10'08 x 6'11:**

PVC double glazed window to rear, matching wall and base units with integrated oven, recesses for washing machine and free-standing fridge / freezer, roll edged work surface with stainless steel sink drainer unit, four ring gas hob with extractor canopy over, tiled splashbacks, door back to entrance hall.

**BEDROOM ONE: 12'06 x 10'03:**

PVC double glazed window to fore, space for double bed and complimenting suite, radiator, door back to entrance hall.

**BEDROOM TWO: 9'05 x 6'11:**

PVC double glazed window to fore, space for double bed and complimenting suite, built-in wardrobes, radiator, door back to entrance hall.

**SHOWER ROOM:**

PVC double glazed obscure window to side, suite comprising step-in shower cubicle with glazed splash screen doors, low level WC and pedestal wash hand basin, tiled splashbacks, door back to entrance hall.

**REAR GARDEN:**

A paved patio advances from the accommodation and leads to a gravel rear garden, mature shrubs and bushes line and privatise the property with a timber gate opening back to side of property and to the fore garden, as well as:

**SINGLE GARAGE: (please check suitability for your own vehicle):**

Up and over garage door to fore.

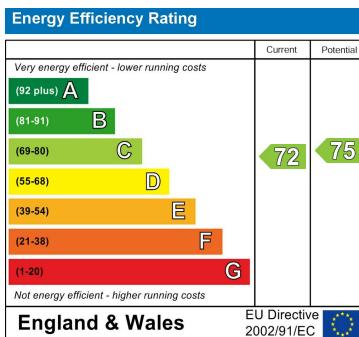


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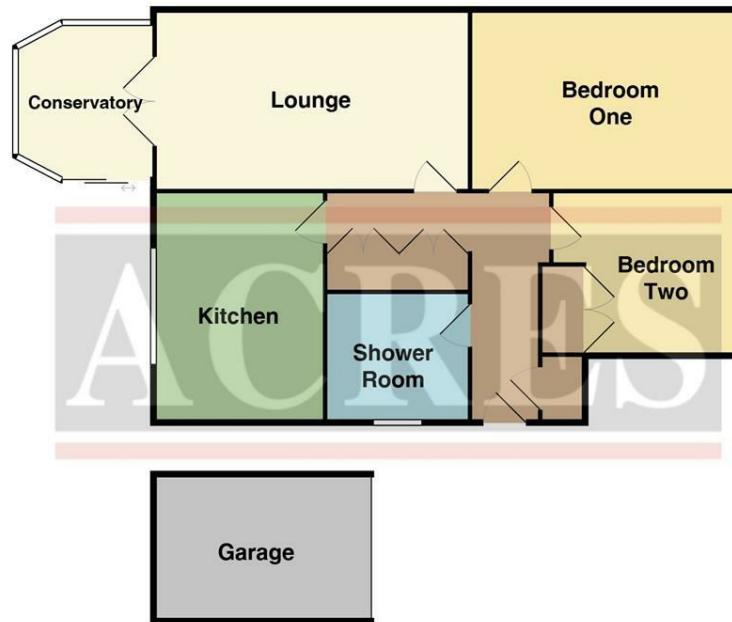
TENURE: We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888



Beauchamp Close, Sutton Coldfield, B76 1UE



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 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.