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 IN SERVICE CHARGE
- Two bedroomed, ground floor apartment
- Well-appointed bathroom
- Delightful lounge through dining area
- Attractive fitted kitchen
- Communal hall & side intercom/door system
- Beautiful grounds surrounding the home
- Parking nearby
- Excellent position close to amenities
- Opportunity for personalisation





MONKS KIRBY ROAD, WALMLEY, B76 2UN - OFFERS OVER £117,500

Ideally positioned in a central and highly sought-after area of Sutton Coldfield, this two-bedroomed, ground floor apartment offers a superb opportunity for a wide range of prospective buyers, from first-time purchasers to downsizers or investors. Just a stone's throw from the picturesque New Hall Valley, the property combines tranquil surroundings with exceptional convenience. The apartment is offered in move-in-ready condition and enjoys a desirable ground floor location, providing easy access and comfortable living. Situated within close proximity to a variety of local shopping amenities and everyday facilities, the home also benefits from excellent transport connections. A range of readily-available bus services ensures swift and easy commutes to Sutton Coldfield town centre, Birmingham city centre, and other nearby areas, where more comprehensive shopping and leisure options can be found. Internally, the home benefits from gas central heating and PVC double glazing (both where specified), with the added appeal of heating and hot water costs included within the service charges, making it an especially attractive and cost-effective choice. Accommodation briefly comprises: a welcoming entrance hall, a spacious family lounge with dining area, a fitted kitchen, two double bedrooms, and a well-maintained family bathroom, offering generous and practical living space throughout. Externally, the apartment is set behind a neatly-kept lawned frontage, with access granted via a secure side entrance featuring an intercom/door release system, leading into a well-maintained communal hallway. This appealing and conveniently located home truly warrants internal inspection to fully appreciate its quality, comfort, and setting. Early viewing is highly recommended. EPC Rating D.

Set back from the road behind a paved path giving access to a secure side intercom / door release system with glazed windows and communal door opening into:

COMMUNAL HALL:
An internal timber door opens to:

ENTRANCE HALL:
Doors open to a family lounge through dining area, two bedrooms, a fitted bathroom and storage, radiator.

FAMILY LOUNGE: 19'04 x 10'02:
PVC double glazed windows to fore and to side, space for complete lounge suite and breakfast table with chairs, radiator, door back to entrance hall and door to:

FITTED KITCHEN: 11'03 x 6'08:
PVC double glazed window to fore, matching wall and base units with integrated oven, recesses for washing machine and free-standing fridge / freezer, roll edged work surfaces with four ring electric hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, door back to lounge.

BEDROOM ONE: 13'01 x 10'01:
PVC double glazed windows to side and to rear, space for double bed and complementing suite, radiator, door back to entrance hall.

BEDROOM TWO: 11'04 x 6'09:
PVC double glazed window to rear, space for double bed and complementing suite, radiator, door to storage and back to entrance hall.

FAMILY BATHROOM:
Suite comprising bath, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to entrance hall.









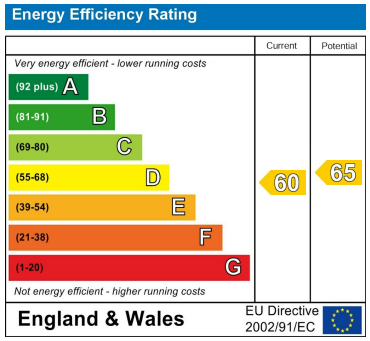
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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)

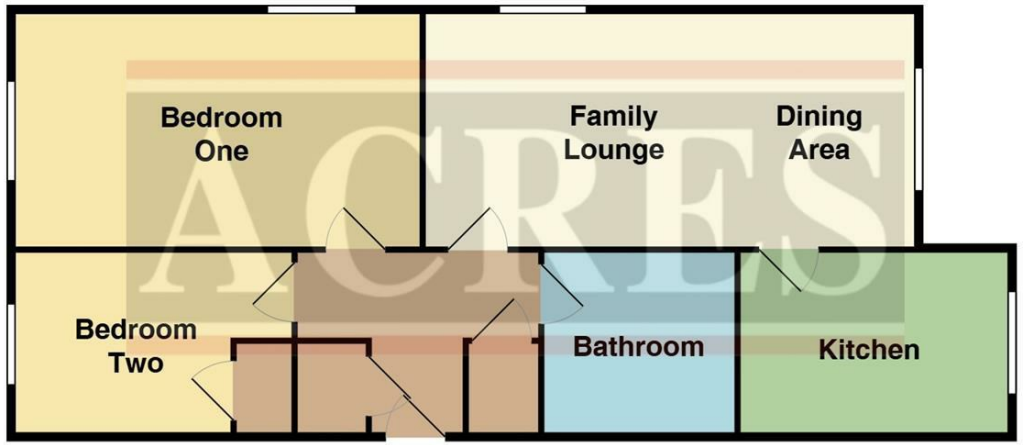
COUNCIL TAX : A

VIEWING: Highly recommended via Acres on 0121 313 2888





Spiral Court, Monks Kirby Road, B76 2UN



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.