

ACRES

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- *** AVAILABLE VIA MODERN METHOD OF AUCTION ***
- Two bedrooomed, ground floor apartment
- Built-in wardrobes to both bedrooms
- Well-appointed family bathroom
- Substantial lounge with dining area
- Fitted kitchen
- Internal hall with vast storage space
- Permit system parking
- Excellent position close to amenities, set on a sought after estate
- No onward chain



ELDON DRIVE, WALMLEY, B76 1LT - PRICE GUIDE £115,000

***** AVAILABLE VIA MODERN METHOD OF AUCTION ***** Located on a sought-after estate in Walmley, this two-bedroomed, ground-floor apartment offers deceptively spacious interiors with excellent potential for personalisation and modernisation. Ideal for first-time buyers, downsizers or investors, this property provides a fantastic opportunity to create a bespoke living space tailored to individual tastes with no onward chain. The apartment is conveniently positioned just a short walk from Walmley High Street, where a variety of cafés, restaurants and daily essential amenities are readily available. For those requiring public transport, frequent bus services provide seamless access to surrounding town and city centre locations, including Wylde Green, Sutton Coldfield and Birmingham, making commuting simple and efficient. Residents of the development benefit from a permit system granting access to one parking space within the bay parking areas (not allocated to a specific location), along with visitor spaces and additional parking on the road leading into the estate. With its generous proportions, scope for modernisation, and prime location close to local amenities and transport links, this apartment presents an exciting opportunity. Benefitting from the provision of electric heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: entrance hall, spacious family lounge with dining area, fitted kitchen, internal hall with vast storage space, two double bedrooms, both with built-in wardrobes, a family bathroom completes the internal accommodation. We have been advised that current values for service charge are £1232.92 PA and ground rent is £18 PA, a lease term of 36 years is available on the home (please check validity of these numbers with relevant legal representative). To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating TBC.

Set back from the road behind a prominent communal lawn together with well-tended shrubs and bushes, parking spaces are provided through a permit system and specifically, one for the home on a first come first served basis within bay areas, access is given into the accommodation via a PVC, obscure glazed door into:

PORCH / ENTRANCE:

An obscure glazed internal door opens into:

FAMILY LOUNGE THROUGH DINING AREA: 22'10" x 11'07" max 6'09" min:

PVC double glazed window to fore, a French door with window to side opens out to rear communal gardens, electric wall-mounted radiator, space for complete lounge suite and dining table with chairs, obscure sliding double doors open to a fitted kitchen, further obscure double doors open to internal hall.

FITTED KITCHEN: 7'10" x 7'02":

PVC double glazed window to rear, matching wall and base units with recesses for freestanding fridge/freezer, washing machine and cooker, roll edged work surfaces with stainless steel sink drainer unit, tiled splashbacks, sliding doors back to lounge.

INNER HALL:

Doors open to four storage areas, two bedrooms and a bathroom, electric wall-mounted heater.

BEDROOM ONE: 11'07" x 11'00":

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

BEDROOM TWO: 10'01" x 8'02":

PVC double glazed window to rear, built in wardrobes, space for double bed and complimenting suite, door to inner hall.

FAMILY BATHROOM:

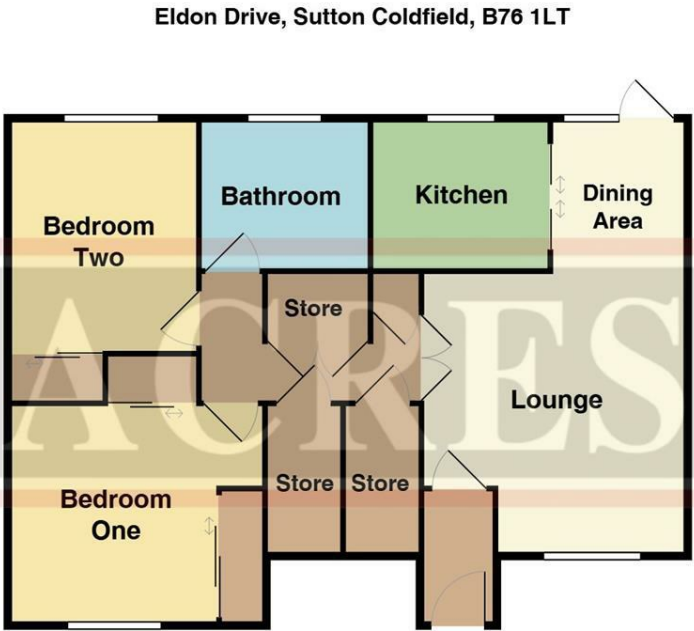
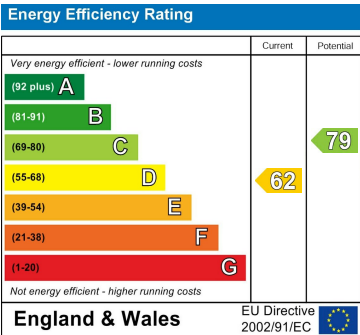
PVC double glazed obscure window to rear, suite comprising bath, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to inner hall.



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 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.