

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- * An excellent duplex maisonette
- * Three double bedrooms
- * Modern kitchen
- * Stylish bathroom
- * Spacious lounge with private balcony
- * Master bedroom with private balcony
- * Close to city centre
- * Close to schools
- * Allocated parking space
- * No upward chain



115 Perry Walk, Blackrock Road, Erdington, B23 7XL ~ Offers around £130,000

This is a beautiful maisonette with excellent interiors. Council tax band A. The property offers a secure entrance, communal staircase and hallway leading to a reception door into entrance hall, very stylish high gloss units, very spacious living room with double doors to a balcony, staircase up to three double bedrooms and a bathroom. This really is an excellent buy, internal viewing is highly recommended to appreciate.

Access is via a secured entrance leading to a communal hallway with stairs to double glazed reception door leading to;

HALLWAY:

Having stairs flowing to first floor, radiator, double glazed window to front and doors into;

LOUNGE: 16'08", 15'07" (TO CHIMNEY BREAST) X 14'03"

A spacious living room having coving to ceiling, double glazed window, balcony to front, gas fire and radiator

KITCHEN: 10'05" X 8'06"

A stylish modern kitchen comprising of a range of grey gloss drawer, base and eye level cupboards, wooden effect worksurface, one and a half bowl sink and drainer, integrated dishwasher, space and plumbing for washing machine, gas cooker with extractor over, black tiling to part walls and opaque window to front

FIRST FLOOR LANDING:

Large landing space having access to loft space and doors into;

MASTER BEDROOM: 12'03" (TO WARDROBE FRONT) X 8'07"

A very spacious bedroom having fitted wardrobes, storage cupboard, radiator and balcony and double glazed window to front

BEDROOM TWO: 12'02" X 9'01"

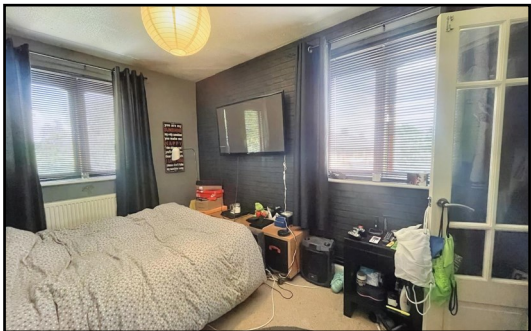
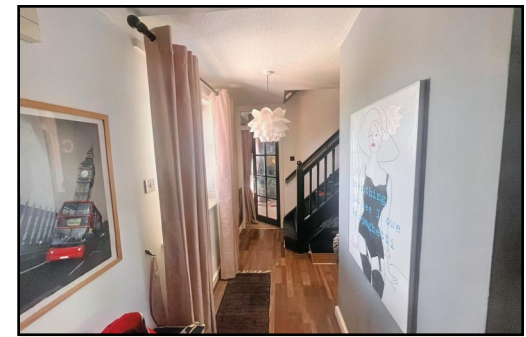
A double bedroom having two double glazed windows to front, radiator and storage cupboard

BEDROOM THREE: 11'06" x 7'03"

A generous third bedroom having double glazed window and radiator

BATHROOM:

A beautiful bathroom having panelled bath with electric shower over, close coupled WC, wash handbasin set into vanity unit, tiling to part walls radiator, two double glazed opaque windows and airing cupboard

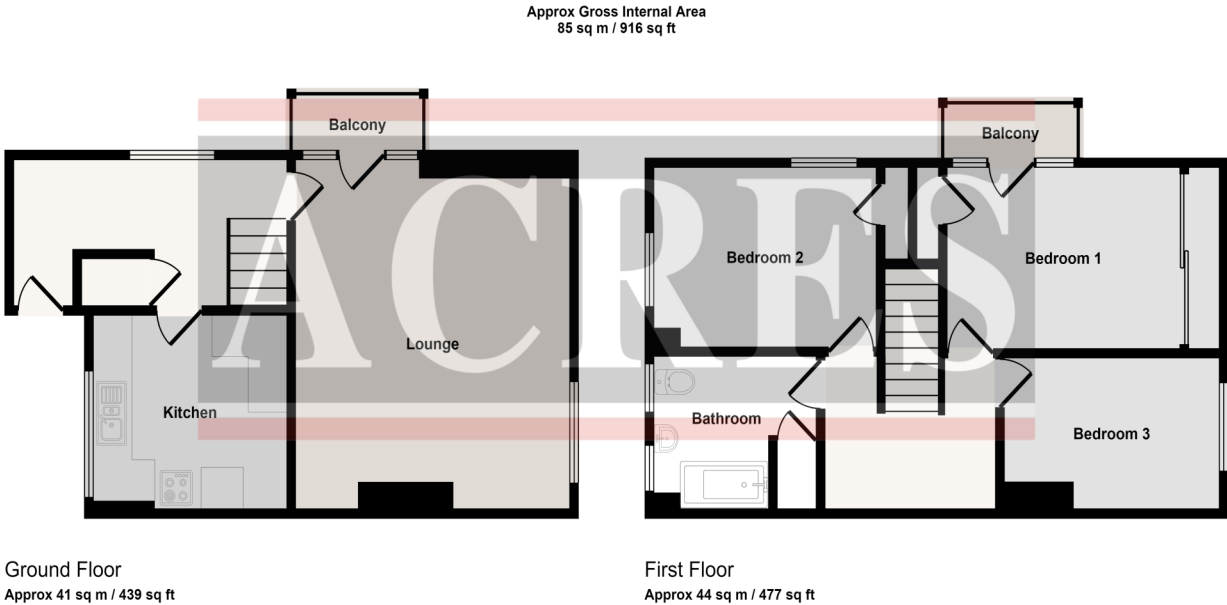


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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

COUNCIL TAX BAND: A
FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		