

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \*Ground floor\*
- Two double bedrooms
- Well-appointed bathroom
- Spacious family lounge
- Attractive fitted kitchen
- Communal hall and lawns
- Secure side intercom/door release system
- Single garage & parking spaces
- 955 year lease term
- Approx. £194.50pcm service charge & ground rent



***KINGSBURY ROAD, ERDINGTON, B24 9NQ - OFFERS OVER £105,000***

This well-presented and hugely deceptive, two-bedroomed ground floor apartment offers an excellent opportunity for those seeking spacious, low-maintenance living with the added benefit of a lengthy lease and the advantage of immediate move-in. Ideally positioned directly adjacent to readily-available bus services, the property provides effortless commuting to surrounding towns and city centre locations. Local schooling and shopping amenities are conveniently situated just a short walk away, while impressive road networks ensure straightforward access throughout the city and beyond. Benefitting from electric heating and PVC double glazing (both where specified), the accommodation is thoughtfully arranged and briefly comprises: a welcoming entrance hall with two useful storage areas, a sizeable family lounge that leads through to a well-appointed fitted kitchen, and two generous double bedrooms, with the master being particularly impressive in its proportions. A family bathroom services both bedrooms. Externally, a paved pathway advances to the home behind neat lawns. A secure side intercom and door release system via glazed doors provides access into the communal hallway. To the side of the block, a driveway leads to the rear where a row of garages can be found; the property benefits from an allocated garage together with additional parking space. Service charges and ground rent are approximately £194.50 per calendar month. To fully appreciate the space, setting and convenience this home has to offer, internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a paved path with lawns to side, access is given into the block via glazed timber doors with secure side intercom / door release system into:

**COMMUNAL HALL:** An internal door opens to:

**ENTRANCE HALL:** Doors to storage cupboards, family lounge, two bedroom and a family bathroom, electric radiator.

**FAMILY LOUNGE:** 16'04 x 12'01: PVC double glazed window to side, space for complete lounge suite, electric radiator, door back to entrance hall and door to:

**KITCHEN:** 13'03 x 5'06: PVC double glazed window to side, matching wall and base units with recesses for free-standing fridge / freezer, washing machine and dryer, integrated oven, edged work surface with four ring electric hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, door back to lounge.

**BEDROOM ONE:** 15'10 x 8'10: PVC double glazed window to rear, space for double bed and complementing suite, electric radiator, door back to entrance hall.

**BEDROOM TWO:** 11'01 x 9'02 max: PVC double glazed window to rear, space for double bed and complementing suite, electric radiator, door back to entrance hall.

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

**COMMUNAL GROUNDS:** Lawn at the back of the accommodation provides space for summer relaxation, a tarmac drive provides parking to the rear of the block together with a single garage.

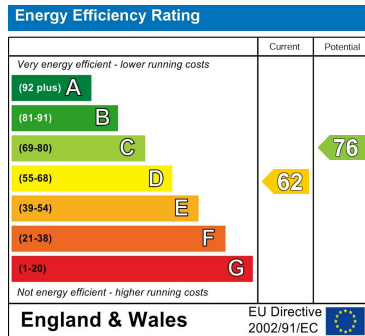
**GARAGE:** (please check suitability for your own vehicle use): Up and over garage door to fore.



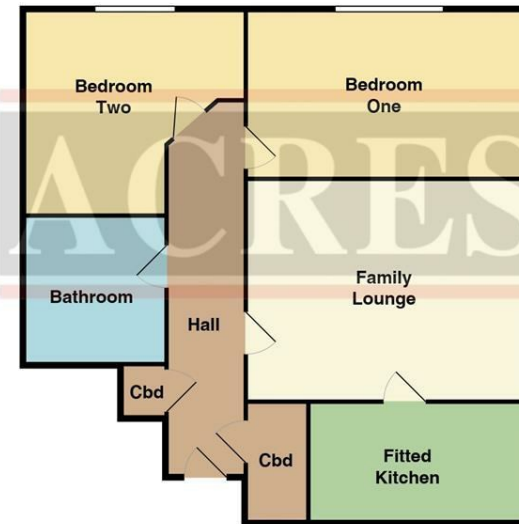
**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** A

**VIEWING:** Highly recommended via Acres on 0121 313 2888



Arden Court,  
Kingsbury Road,  
B24 9NQ



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.