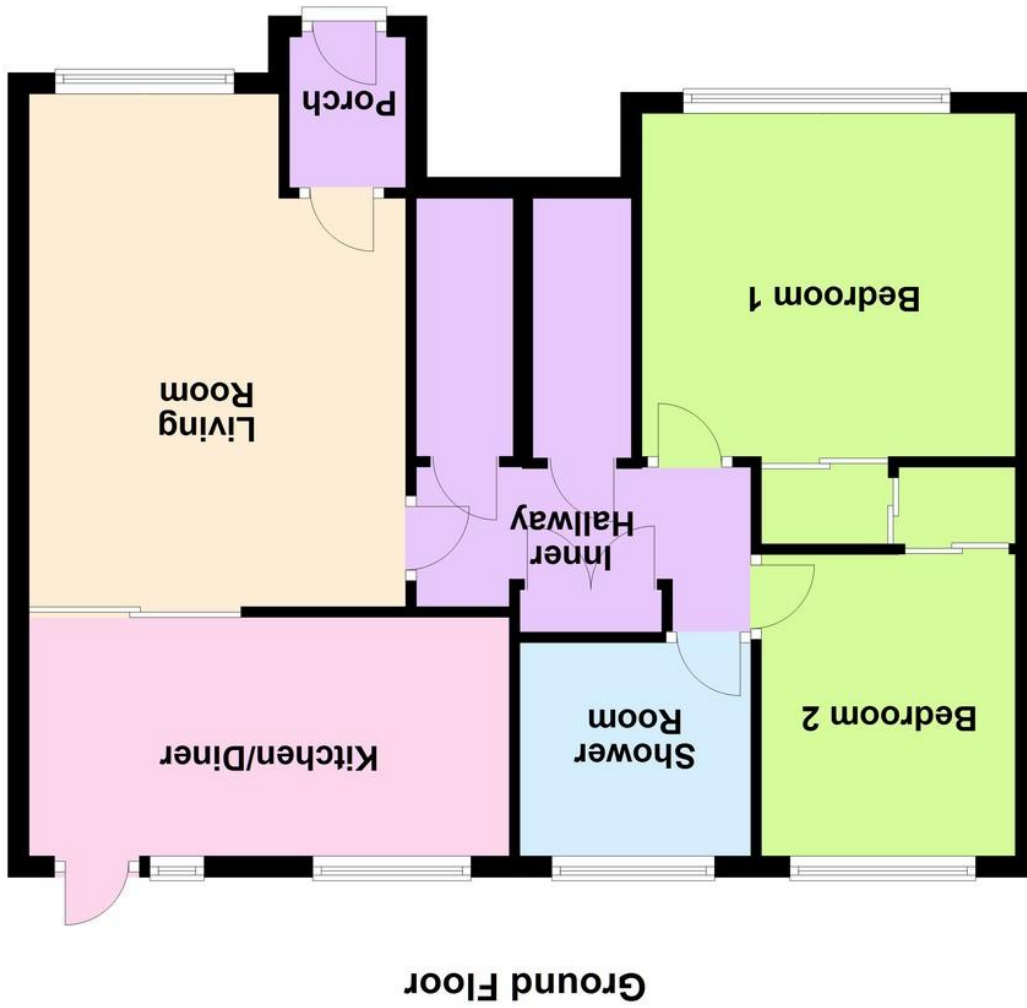


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



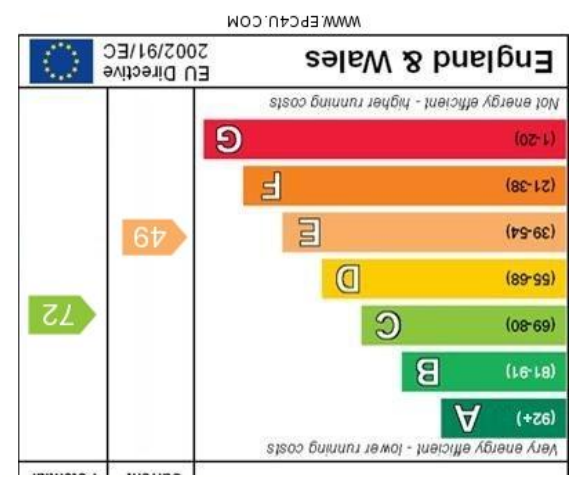
LEGAL READY

"How does this help me?"

The motivated vendor of this property has required their solicitor with all the paperwork to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- A WELL PRESENTED GROUND FLOOR TWO BEDROOM APARTMENT
- SOUGHT AFTER VILLAGE LOCATION
- ATTRACTIVE LOUNGE
- KITCHEN/DINER
- TWO DOUBLE BEDROOMS
- REAPPOINTED SHOWER ROOM



Penns Lane, Walmley, Sutton Coldfield, B76 1LS | Asking Price Of £175,000



Property Description

OFFERED WITH NO UPWARD CHAIN. This well presented two bedroom ground floor apartment is situated in the heart of Walmley Village being within walking distance of shops and facilities, with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation in brief comprises, entrance porch, attractive lounge, kitchen/diner, two double bedrooms, reappointed shower room, garage in separate block, well kept communal grounds. NO UPWARD CHAIN.

Outside to the front the property is set in well kept communal grounds with lawns, borders, pathways.

ENCLOSED PORCH Being approached by a glazed entrance door and glazed reception door leading through to.

LOUNGE 15' 08" max 12' 11" min x 11' 06" (4.78m x 3.51m) With double glazed window to front, fireplace with surround and hearth, wall mounted electric heater and glazed sliding door with matching side screens giving access to kitchen/diner.

KITCHEN/DINER 15' 00" x 7' 04" (4.57m x 2.24m) Kitchen area having a matching range of wall and base units with work top surfaces over, incorporating one and a half bowl sink unit with mixer tap and splash back surrounds, space for cooker, with extractor fan set in canopy above, space and plumbing for washing machine, space for fridge freezer. Dining area having space for dining table and chairs, wall mounted electric heater and double-glazed door with matching side screens giving access out to rear.

INNER HALLWAY Having two useful built in under stairs storage cupboards, further double storage cupboard housing water heater, wall mounted electric heater and doors off to bedrooms and bathroom.

BEDROOM ONE 11' 07" x 10' 11" (3.53m x 3.33m) Having built in double wardrobe, wall mounted electric heater and double glazed window to front.

BEDROOM TWO 10' 00" x 8' 01" (3.05m x 2.46m) Having built in double wardrobe, wall mounted electric heater and double glazed window to rear.

SHOWER ROOM Being reappointed with a white suite comprising a wash hand basin with mixer tap, low flush WC, full complimentary tiling to walls, fully tiled enclosed shower cubicle with electric shower over, chrome ladder heated towel rail and opaque double glazed window to rear elevation, extractor.

GARAGE (UNMEASURED) To the rear there is a detached garage, with an up and over door to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 189 years remaining. Service Charge is currently running at £1224 PER ANNUM, including Ground Rent and is reviewed annually. The Ground Rent is currently running at £0 and is reviewed N/A. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate. If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 313 1991