ACRES
Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- NO ONWARD CHAIN
- Ground floor studio apartment
- Fitted kitchen
- Well-appointed shower room
- Walk-in wardrobe area
- Communal halls and lawns
- Parking to fore
- Close to local amenities
- Excellent investment opportunity
- Lease term of 76 years





FAR HIGHFIELD, NEW HALL, B76 1BN - PRICE GUIDE £70,000

NO ONWARD CHAIN Occupying a sought-after and highly convenient position in the heart of Sutton Coldfield, this ground floor studio apartment presents an excellent opportunity for first time buyers, investors and downsizers alike. Offering considerable scope for modernisation and personalisation throughout, the property provides a versatile living arrangement with the potential to create a stylish and comfortable home. Ideally situated within walking distance of an extensive range of shopping facilities, everyday amenities and local services, the apartment also benefits from readily-available bus links along the nearby main road, providing ease of commute throughout the local area and beyond. Benefitting from electric heating and PVC double glazing (both where specified), the internal accommodation briefly comprises a spacious studio lounge which doubles as a bedroom, a fitted kitchen complete with airing cupboard, and a generous walk-in wardrobe area offering excellent storage and potential for alternative uses. A fitted shower room completes the internal accommodation. Externally, the property is approached via a paved pathway bordered by lawned communal grounds, with parking facilities conveniently positioned to the side. A secure entrance door provides access into the main communal hallway. Offering an exciting opportunity to enhance and modernise within a prime central location, this apartment is certainly worthy of consideration. To fully appreciate the potential and convenience of the accommodation on offer, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a paved path giving access to lawns and a car parking area, access is gained into the accommodation via an obscure glazed door into:

COMMUNAL HALL:
Glazed doors open to both the fore and the rear of the block, with access being gained into the home via a timber door into:

LOUNGE / BEDROOM: 14'06 x 8'06:
PVC double glazed window to fore, space for complete lounge suite and double bed, electric radiator, a door opens to walk-in wardrobe area and bi-folding door opens to:

KITCHEN: 8'05 x 5'09:
PVC double glazed window to side, contrasting wall and base units with recesses for washing machine, dishwasher and fridge / freezer, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, door opens to airing cupboard and bi-folding door back to lounge.

WALK-IN: 8'06 x 3'09:
Space is provided for storage, door opens to lounge and a sliding door opens to:

SHOWER ROOM:
PVC double glazed obscure window to side, suite comprising step-in shower with glazed bi-folding splash screen door, low level WC and wash hand basin, panelled and tiled splashbacks, sliding door back to walk-in.









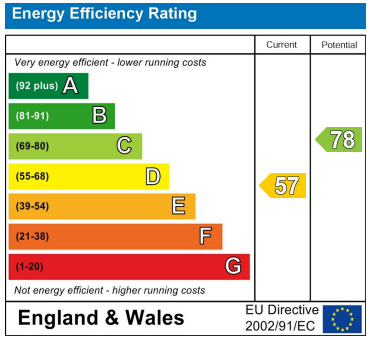
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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





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.