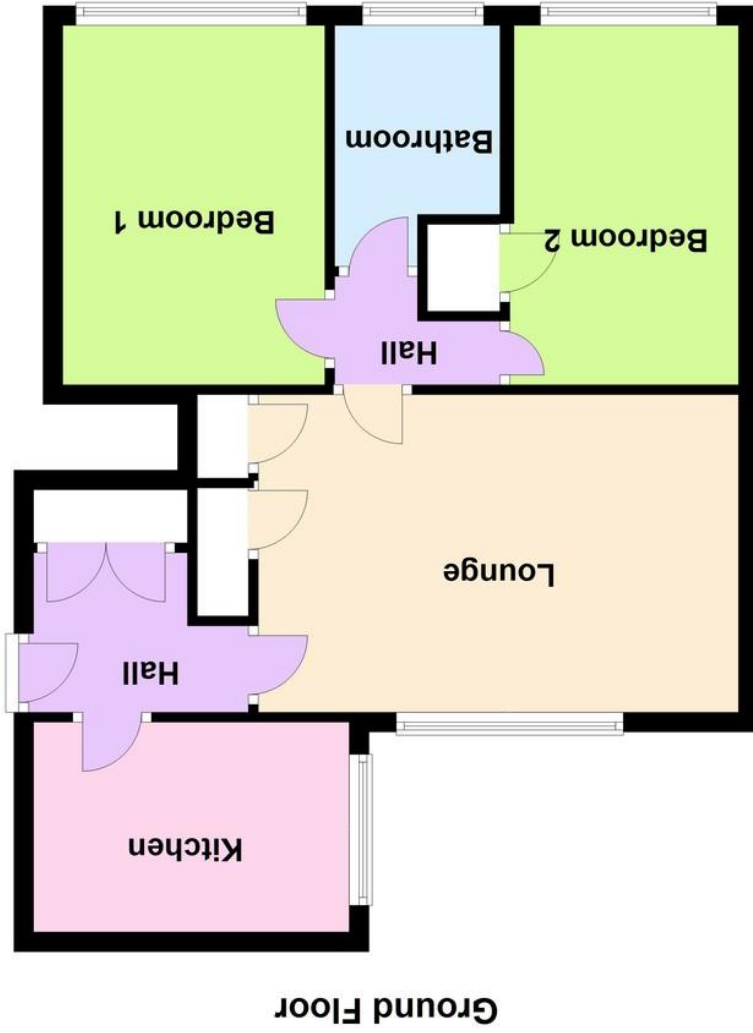


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



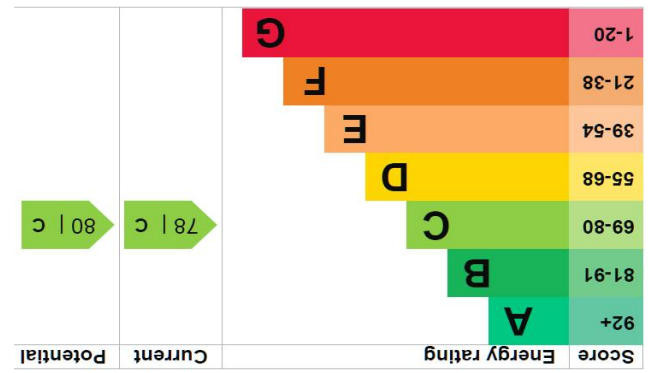
LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract 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 SUPERBLY PRESENTED FIRST FLOOR APARTMENT
- ATTRACTIVE LIVING ROOM
- TWO GOOD SIZED BEDROOMS
- WELL APPOINTED BATHROOM ROOM
- MODERN FITTED KITCHEN
- GARAGE IN SEPARATE BLOCK

Trident Close, Walmley, Sutton Coldfield, B76 1LF

Offers Over
£165,000



Property Description

****DRAFT DETAILS - AWAITING APPROVAL ****

PRESENTED TO A HIGH SPECIFICATION THROUGHOUT - This superbly presented first floor apartment occupies this popular Cul-de-sac within walking distance of the shops and facilities within Walmley with public transport on hand with excellent schools in the vicinity and transport links providing easy access into both Sutton Coldfield town centre, Birmingham City Centre and motorway connections.

The accommodation which has undergone many cosmetic improvements to a high specification throughout and briefly comprises:- Communal entrance hallway with security entry system, hallway, attractive living room, modern fitted kitchen, two good sized bedrooms and well appointed family bathroom. Outside the property is set in well kept communal grounds with a garage situated in a separate block. In addition the property benefits from Gas Central Heating and must be viewed internally to be fully appreciated and in more detail the accommodation comprises:

COMMUNAL ENTRANCE HALLWAY Being approached via security entry system with stairs off to first floor landing.

ENTRANCE HALLWAY Being approached via glazed reception door with laminate flooring, useful walk-in storage cupboard and further built-in cloaks storage cupboard and doors to living room and kitchen.

KITCHEN 10' 8" x 7' 1" (3.25m x 2.16m) Having been refitted with a modern range of high gloss wall and base units with worktop surfaces over, incorporating circular sink unit with side drainer and mixer tap with complementary tiled splash back surrounds, fitted gas hob with extractor above and built-in electric cooker below, space for fridge freezer, space and plumbing for washing machine, tiled floor, radiator and double glazed window to rear elevation.

LIVING ROOM 16' x 10' 7" (4.88m x 3.23m) Having two useful built-in storage cupboards, gas central heating, radiator, double glazed window overlooking rear garden and door leading through to inner hallway.



INNER HALLWAY With doors leading off to bedrooms and bathroom.

BEDROOM ONE 12' 1" x 8' 1" (3.68m x 2.46m) Having built-in wardrobe, radiator and double glazed window to front elevation.

BEDROOM TWO 12' x 8' 10" (3.66m x 2.69m) Having radiator and double glazed window to front elevation.

BATHROOM Being reappointed with a white suite comprising P-shaped panelled bath with mains fed shower over and shower screen, vanity wash hand basin with chrome mixer tap and cupboards beneath, low flush WC, full complementary tiling to walls and floors, chrome heated towel rail and opaque double glazed window to front elevation.

GARAGE (Unmeasured) With 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 - Lease details of the garage TBC)

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 149 years remaining. Service Charge £1480 No ground rent payable. 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.

