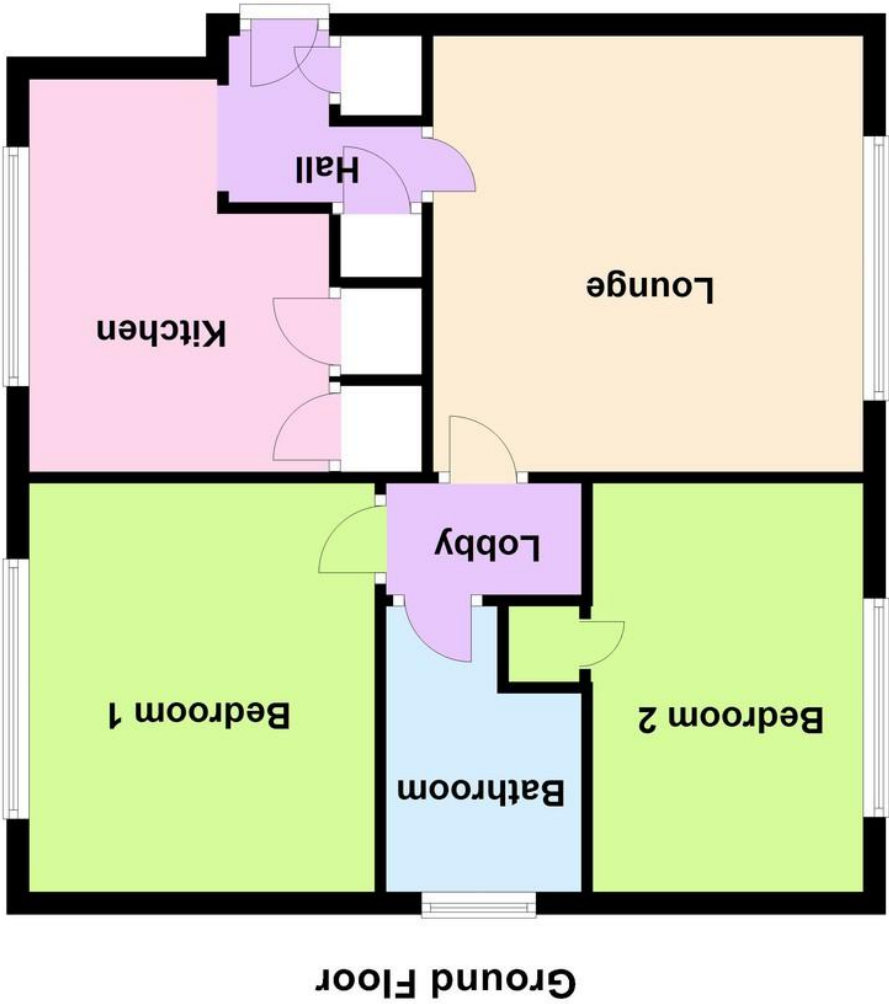


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- First Floor Apartment
- Extended Lease
- Two Bedrooms
- Garage In Separate Block
- Allocated Parking
- Communal Gardens

Trident Close, Walmley, Sutton Coldfield, B76 1LF

£132,500



Property Description

Set in a cul de sac off Penns Lane, having easy access to bus routes into Birmingham City Centre and to local amenities, this first floor flat briefly comprises of entrance hall, lounge, kitchen, two bedrooms and bathroom. Outside there are attractive well maintained communal gardens, allocated parking, garage in separate block and the property benefits from having an extended lease. In more detail the accommodation comprises of:

ENTRANCE HALL Having storage cupboard, ceiling light point and doors to kitchen and lounge.

KITCHEN 11' 6" x 9' max (3.51m x 2.74m) Fitted with a matching range of wall and floor base storage units, double glazed window to front, stainless steel sink, roll top work surfaces, tiled splash backs, electric oven, gas hob, central heating boiler, double radiator, two storage cupboards, tiled splash backs and ceiling light point.

LOUNGE 12' 9" x 12' 7" (3.89m x 3.84m) Having double glazed window to rear, double radiator, ceiling light point and door to inner lobby.

INNER LOBBY Having ceiling light point and doors to:

BEDROOM ONE 12' x 10' 4" (3.66m x 3.15m) Having double glazed window to front, double radiator and ceiling light point.

BEDROOM TWO 12' x 7' 10" (3.66m x 2.39m) Having double glazed window to rear, double radiator and ceiling light point.

BATHROOM Having double glazed window to side, panelled bath, mixer tap with shower over, pedestal wash hand basin, low level WC, extractor fan, part tiling to walls, tiled floor, double radiator and ceiling light point.

OUTSIDE There are well stocked and well maintained communal gardens with lawn, shrubs, trees and plants, residents parking and single garage in separate block. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 151 years remaining. Service Charge is currently running at £1200 per annum and Ground Rent is currently running at £10 per annum. 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.