

Horton & Senate



Flat 6 81 Warren House Walk, Walmley, Sutton Coldfield, B76

£155,000

- NO CHAIN
- LOUNGE/DINER
- IDEAL INVESTMENT OPPORTUNITY
- TOP FLOOR
- ALLOCATED PARKING
- EXCELLENT LOCATION

Flat 6 81 Warren House Walk, Sutton Coldfield B76 1TS

Horton & Senate are pleased to offer this two bedroom top floor apartment with allocated off road parking. Benefiting from double glazing, electric heating and comprising of secure communal entrance with intercom system, communal staircase to all floors, entrance hallway, lounge/diner with double opening doors onto Juliet style balcony, fitted kitchen with appliances, fitted bathroom with Velux window, bedroom two with Velux window, master bedroom with fitted wardrobes and Velux window.

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C

Council Tax Band:



DESCRIPTION

Security intercom system giving access to:

COMMUNAL STAIRS AND LANDINGS to each individual apartment. Being situated on the second floor and having main front door leading through to:

RECEPTION HALL having wall mounted storage heater, security intercom phone, telephone point, access to loft storage.

LOUNGE/DINING ROOM 6.01m (19'9") x 3.30m (10'10") having wall mounted storage heater, television aerial socket, telephone point, room for dining table and chairs, double glazed window facing front and double glazed doors open wrought iron railing beyond giving views over communal gardens.

KITCHEN 2'38m (7'10") x 2.38m (7'10") having a range of base and wall mounted units, roll topped working surfaces and complimentary tiling, stainless steel sink unit with side drainer, central cutlery drainer, mixer tap, plumbing for automatic washing machine, space for fridge/freezer (subject to size), tiling to floor, double glazed window to front.

BEDROOM ONE 4.97m (16'4" max length tapering to a point x 2.74m (9') having wall mounted storage heater, built in double wardrobe, television aerial socket, double glazed skylight window.

BEDROOM TWO/STUDY 2.41m (7'11") x 1.87m (6'2") having laminate wood flooring, wall mounted electric heater and double glazed skylight window.

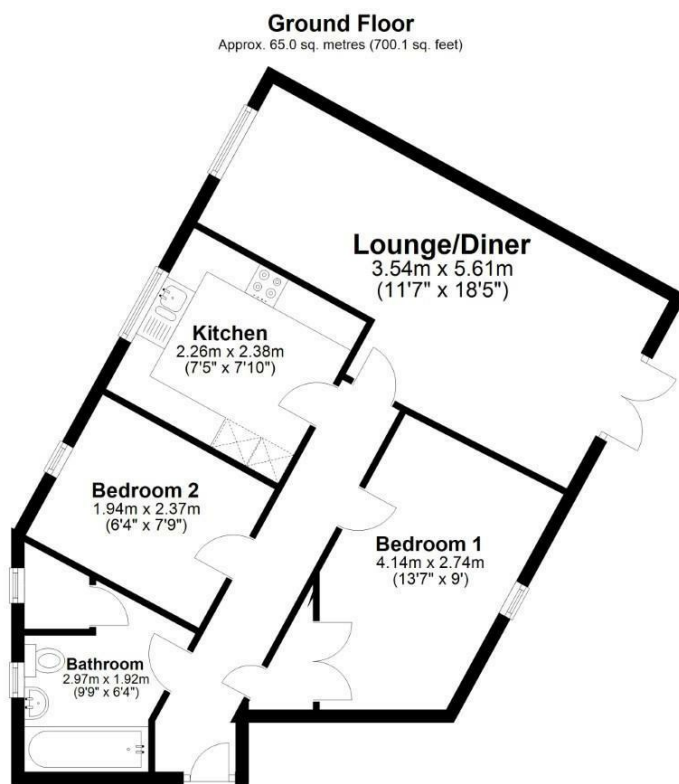
BATHROOM having white suite comprising of bath with panel to side, shower unit over and shower screen, pedestal wash hand basin, w.c. with low level flush, double glazed skylight window and airing cupboard

OUTSIDE

The property is set within attractive communal gardens and has an allocated parking space..







Total area: approx. 65.0 sq. metres (700.1 sq. feet)



Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		