

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- First Floor Maisonette
- No Upward Chain
- Two Well Proportioned Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Private Entrance
- Rear Garden With Side Access
- Single Garage & Parking
- Close To Wylde Green Train Station
- Convenient For Boldmere High Street & Local Schools



WILKINSON CLOSE, SUTTON COLDFIELD, B73 5QG - OFFERS AROUND £155,000

Acres are delighted to offer for sale this well positioned first floor maisonette, offered for sale with no upward chain and ideally situated for access to Wylde Green Train Station, Boldmere High Street and a range of well regarded local schools. The property offers well proportioned accommodation throughout and benefits from its own private entrance, two bedrooms, a rear garden, single garage and parking, making it an ideal purchase for first time buyers, downsizers or investors. Approached via a private PVC entrance door, stairs rise to the first floor maisonette, where the accommodation briefly comprises: entrance hall, lounge, kitchen, two bedrooms and bathroom. Externally, the property benefits from a rear garden, side access, single garage and parking.

ENTRANCE HALL: PVC double glazed window to side, useful storage cupboard, loft access point and doors leading to the accommodation.

LOUNGE: 13'00" x 12'02" PVC double glazed window to rear, two electric heaters and ample space for a range of lounge furniture.

KITCHEN: 8'10" x 6'02" PVC double glazed window to side, stainless steel sink and drainer unit set into roll top work surfaces with matching base units, wall mounted units and drawers. There is also space for a range of appliances.

BEDROOM ONE: 14'05" x 9'11" PVC double glazed window to front, electric heater and space for bedroom furniture.

BEDROOM TWO: 11'03" x 8'02" PVC double glazed window to front, electric radiator, useful storage cupboard and space for bedroom furniture.

BATHROOM: Obscure PVC double glazed window to side, panelled bath with electric shower over and tiling to surrounding areas, hand wash basin, and low flushing WC.

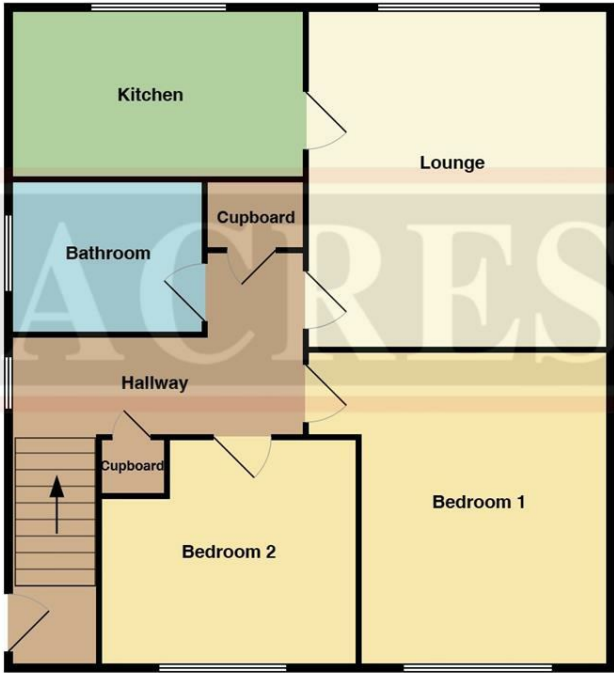
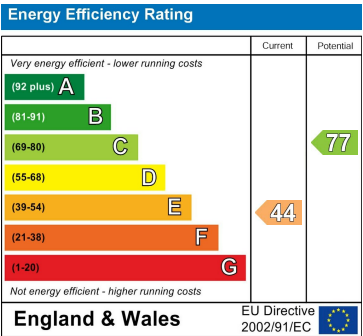
OUTSIDE: The property benefits from a single garage with parking to the front. To the rear is a garden predominantly laid to lawn, with established bushes and trees to either side, together with access via a side gate.



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 BAND: B **COUNCIL:**

VIEWING: Highly recommended via Acres on 0121 321 2101



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.