

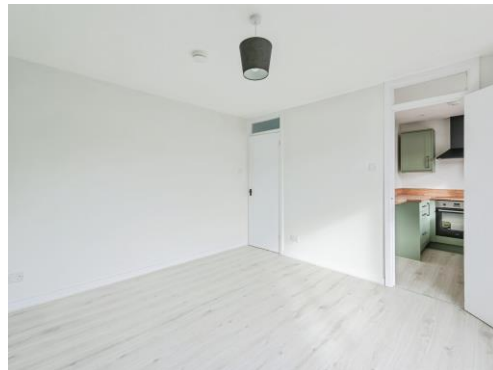


Connells

Wilkinson Close
Sutton Coldfield

Wilkinson Close Sutton Coldfield B73 5QG

for sale offers in the region of
£190,000



Property Description

A well presented 2 double bedroom maisonette in Boldmere, with private garden and garage en bloc, in a quiet cul de sac location. Situated on the first floor, this great sized property is ideal for anybody looking to stay in amongst local amenities, being just 0.7 miles from Boldmere High Street and 0.8 miles to Wylde Green train station. Inside the property features 2 good sized double bedrooms and a spacious living area with open access to the kitchen. A recently refitted kitchen and integrated appliances offers modern family living, along with a good sized, fully tiled family bathroom to the side. Outside features a fully paved garden space to the rear, alongside an open grassed area to the front of the property.

Communal Entrance

The property is accessed via ground floor front door and up to first floor landing.

Entrance Hall

Doors lead to bathroom, lounge, bedrooms 1 and 2.

Lounge

17' 2" x 13' 1" (5.23m x 3.99m)

A front facing lounge overlooking the communal gardens, having storage heater to wall. Passageway leads to kitchen.

Kitchen

9' 1" x 6' 4" (2.77m x 1.93m)

Comprising integrated cupboard space, electric hob with filter hood over, electric oven under, space and plumbing for a washing machine, space for a fridge/freezer and built-in breakfast bar.

Bedroom 1

14' 5" x 12' 3" (4.39m x 3.73m)

A side facing bedroom, having large double windows, space for a free-standing wardrobe and storage heater to wall.

Bedroom 2

11' 2" x 8' 3" (3.40m x 2.51m)

A side facing bedroom, having large double windows, built-in cupboard space offering excellent storage and storage heater to wall.

Main Bathroom

Comprising a bath with shower over, low level flush WC, vanity wash hand basin with cupboard under and towel warmer radiator to wall.

Outside - Gardens

The garden is mainly patio with perimeter fencing with additional garden laid to lawn to the front of the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: D

Council Tax
 Band: B

Service Charge:
 1000.00

Ground Rent:
 1000.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310972

This is a Leasehold property with details as follows; Term of Lease 147 years from 06 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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