

- \* GROUND FLOOR MAISONETTE
- \* ONE DOUBLE BEDROOM
- \* SPACIOUS LIVING ROOM
- \* MODERN FITTED KITCHEN
- \* WELL PRESENTED BATHROOM
- \* TWO STORAGE CUPBOARDS
- \* PRIVATE REAR GARDEN
- \* OFF ROAD PARKING & GARAGE
- \* LONG LEASE & LOW SERVICE CHARGE
- \* NO UPWARD CHAIN



**39 Marine Drive, Kingstanding B44 8BB - Offers in excess of £100,000**

Acres are delighted to offer for sale this spacious, high quality and modern one bedroom ground floor maisonette with a long lease and low service charge! Situated on the ground floor and offers; one double bedrooms with fitted wardrobes, well presented family bathroom, spacious living room open plan with fitted kitchen with integrated appliances also opening into private rear garden. This property offers off road parking to front and single garage and benefiting from double glazing and gas central heating (both where specified). Early viewings are essential before it's too late! NO UPWARD CHAIN!

Accessed via driveway allowing off road parking leading to garage front along with door into:

**PORCH: 9'11 x 3'0:** Main door with fantastic cloak room space and door into;

**HALLWAY: 13'7 x 2'8:** Two large storage cupboards and doors into;

**LIVING ROOM: 13'5 x 9'10:** A great size living area with fire surround and fire, heater, double glazed window doors out to garden and open plan with;

**KITCHEN: 9'1 x 6'7:** Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine and fridge freezer and double glazed window to rear.

**BEDROOM ONE: 14'1max x 10'10min / 9'11max x 6'10min:** A great size double bedroom with built in wardrobe system, double glazed window to front and electric heater.

**BATHROOM: 6'5 x 5'10:** White suite with panelled bath and shower over, wash hand basin, close couple W.C., tiling to walls and double glazed opaque window to rear.

**REAR GARDEN:** A low maintenance garden with patio area throughout and fencing to borders.

**GARAGE: :** *(please check the suitability of this garage for your own vehicle)*

**TENURE:** We have been informed by the vendors that property is Leasehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** A.

**VIEWING:** Recommended via Acres on 0121 358 6222.

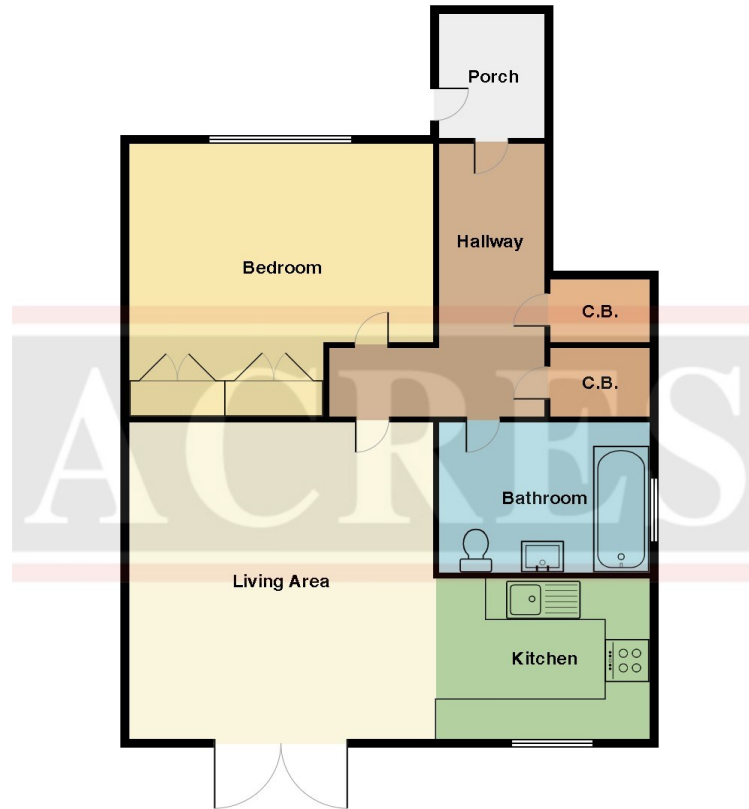


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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Marine Drive, Kingstanding B44 8BB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

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

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