

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * GROUND FLOOR MAISONETTE
- * ONE DOUBLE BEDROOM
- * SPACIOUS LIVING ROOM
- * OPEN PLAN FITTED KITCHEN
- * MODERN SHOWER ROOM
- * OFF ROAD PARKING & GARAGE
- * LOW MAINTENANCE REAR GARDEN
- * HIGH SPEC THROUGHOUT
- * LONG LEASE REMAINING
- * NO UPWARD CHAIN



35 Marine Drive, Kingstanding B44 8BB - Offers in the region of £125,000

Acres are delighted to offer for sale this spacious, high quality and modern one bedroom maisonette with an extended lease and no ground rent! Situated on the ground floor and offers; one double bedrooms with fitted wardrobes, modern shower room, spacious living room opening into fitted kitchen with integrated appliances also opening into private rear garden. This property offers off road parking to front and single garage en-bloc, benefiting from double glazing and gas central heating (both where specified). Early viewings are essential before it's too late! NO UPWARD CHAIN!

Access via driveway and lawn leading to;

PORCH: 6'4 x 2'8: Double glazed windows and doors with door into storage cupboard with space and plumbing for washing machine and further door into;

HALLWAY: 14'3 x 2'8: Wooden flooring throughout with radiator and doors into;

LIVING ROOM: 13'10 x 9'10: A good size room with wooden flooring throughout, wall mounted fire, two radiators with double glazed doors leading to garden and open plan with;

KITCHEN: 9'0 x 6'3: Modern kitchen with a range of units to include drawer, base and eye level units, sink and drainer, work surfaces with tiling to splashbacks, integrated fridge freezer, microwave and oven, electric hob and extractor hood over and double glazed window to rear.

BEDROOM ONE: 14'2max x 9'9min / 9'10amx x 4'9min: A great size double bedroom with built in wardrobe system, radiator and double glazed window to front.

SHOWER ROOM: 6'3 / 5'8max x 4'3min: White suite to include shower cubicle, close couple W.C., wash hand basin set into vanity unit, tiling to walls, and ladder style towel rail/radiator.

REAR GARDEN: Private block paved garden throughout with wooden shed and fencing to borders.

GARAGE: Located in separate en-bloc, up and over garage door. *(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.



FREE SALES & RENTAL VALUATIONS — INDEPENDANT MORTGAGE ADVICE



35 MARINE DRIVE, KINGSTANDING B44 8BB

Marine Drive, Kingstanding



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

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

Current	77 c
Potential	77 c

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.