

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * DUPLEX MAISONETTE
- * TWO DOUBLE BEDROOMS
- * SPACIOUS LOUNGE/DINER
- * FITTED KITCHEN
- * FAMILY BATHROOM
- * LONG LEASE REMAINING
- * STUNNING VIEWS TO REAR OVER REDHOUSE PARK
- * GARAGES TO REAR (ADDITIONAL COST)
- * PRIME LOCATION
- * NO UPWARD CHAIN



60 Monksfield Avenue, Great Barr, B43 6AZ - Price £165,000

Acres are delighted to offer for sale this spacious two double bedroom duplex maisonette set in prime position on the extremely popular Monksfield Avenue with stunning views over Red House Park! Situated across the middle & top floor and offers; two double bedrooms both with fitted wardrobes, modern family bathroom, spacious living room open plan with dining area leading into fitted kitchen. This property has ample parking spaces to road front along with potential for a garage Lease to rear (At an additional cost) and large private lawn gardens to rear along with direct access into Red House Park. Benefiting from double glazing and gas central heating (both where specified). With a long lease and low ground rent charges early viewings are essential before you're too late! NO UPWARD CHAIN!

Accessed via pathway leading to front door giving access into;

HALLWAY: 2 '11": Stairs to first floor, radiator and door into;

LOUNGE/DINER: 12'3 max 7'8 min x 25'5"A great size open plan living / dining area with radiator, double glazed window to front and rear along with access into;

FITTED KITCHEN: 7'5 x 7'7 : Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, freestanding washing machine and freestanding fridge & freezer along with radiator.

LANDING: 5'11 x 3'5 : A light and airy landing with cupboard space housing gas central heating boiler / airing cupboard space and doors into;

BEDROOM ONE: 9'6 x 10'8 : A great size double bedroom with double glazed window to rear, built in wardrobes and radiator.

BEDROOM TWO: 12'5 x 11'9 : A further good size double bedroom with double glazed window to front, built in wardrobes and radiator.

BATHROOM: 5'11 x 6'7 : Fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window to rear.

GARAGE: A single garage with up and over garage door. The garage is on a separate Lease and therefor will come at a additional monthly cost. **Please make clear you wish to continue leasing the garage at the point of offering. *(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: B.

VIEWING: Recommended via Acres on 0121 358 6222.

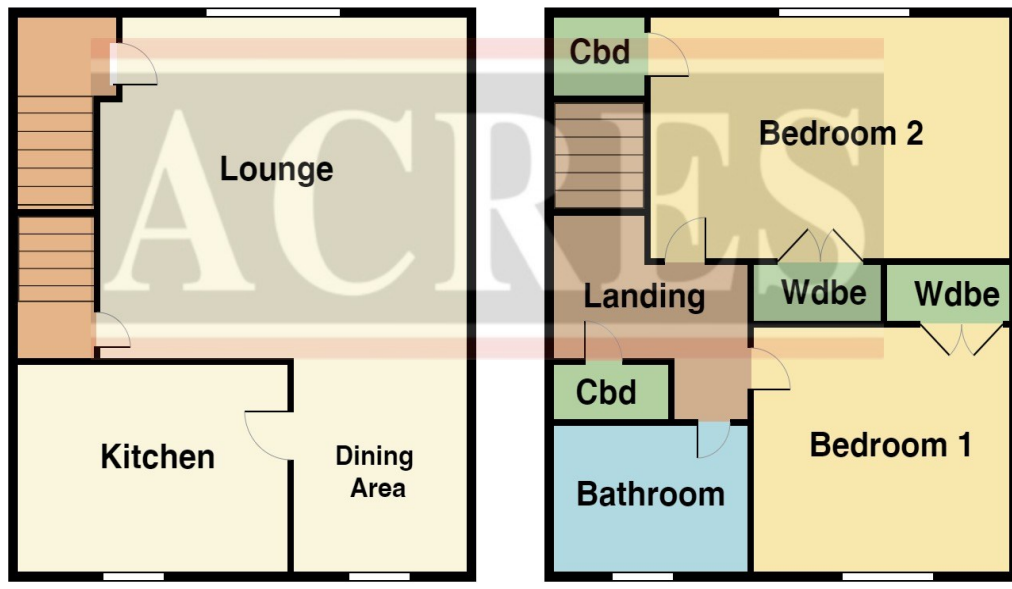


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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	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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