

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- \* First floor maisonette with extended lease
- \* Two double bedrooms
- \* Well-appointed bathroom
- \* Spacious lounge through dining space
- \* Updated & refitted kitchen
- \* Single garage to rear
- \* Solar panels & potential for hybrid vehicle charging
- \* Excellent position close to amenities
- \* Opportunity for further modernisation
- \* Commuter links nearby



***29, ANTON DRIVE, B76 1XQ ~ Open to Offers £190,000***

This beautifully presented two-bedroom, first-floor maisonette in Minworth offers a perfect blend of comfort and convenience. Located close to local amenities, excellent schooling options, and with superb transport links and public transport services nearby, this property is ideal for both first-time buyers and small families. The maisonette features a modern and well-decorated interior, providing a warm and inviting atmosphere, while still offering ample opportunity for personalisation to make it truly your own. With an extended leasehold term, this home is not only a smart investment but also a wonderful place to settle down. 139 years remain on the current leasehold term and a cost of £250-£300 per annum for service charge has been advised. Further benefits include solar panels and the opportunity for a hybrid vehicle charging area to the rear of the home, PVC double glazing and gas central heating (both where specified). Internal rooms currently briefly comprise: entrance hall with stairs to landing, a glazed door opens into spacious lounge with area for dining, a further glazed door leads to a recently refitted kitchen. Off the landing again, obscure glazed doors advance to two bedrooms, the master boasting over-stairs cupboard, all rooms are serviced by a bathroom. Externally, on-road parking is provided; a single rear garage can be found and also provides the potential for off-road parking. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating TBC.

Set back from the road behind a lawned fore garden, access is gained into the home via a paved path and through a PVC double glazed, obscure door into:

**ENTRANCE HALL:**

Electric radiator, space for cloaks storage, stairs off to first floor:

**LANDING:**

Updated internal doors with glazed door to spacious family lounge, obscure doors to two bedrooms and bathroom, solid door to airing cupboard.

**SPACIOUS LOUNGE THROUGH DINING: 16'02" x 10'10":**

PVC double glazed window to fore, space for lounge suite and dining table, radiator, glazed door to landing and to:

**UPDATED FITTED KITCHEN: 8'09" x 8'02":**

PVC double glazed window to rear, matching wall and base units with a variety of cupboards, drawers, wine stores and glazed eye-level units, integrated fridge/freezer, washing machine, dishwasher, and oven with microwave over, edged work surface with four ring electric induction hob and extractor canopy over, stainless steel sink drainer unit, tiled splashback, radiator, glazed door back to lounge.

**BEDROOM ONE: 15'08" x 9'06":**

PVC double glazed window to fore, space for double bed and complete bedroom suite, radiator, door to over-stairs cupboard and obscure glazed door to landing.

**BEDROOM TWO : 9'06" x 9'04":**

PVC double glazed window to rear, space for double bed and complimenting bedroom suite, radiator, obscure glazed door back to landing.

**BATHROOM:**

PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen to side, vanity wash hand basin and WC, radiator, tiled splashbacks, obscure glazed door back to landing.

**GARAGE: (Please check suitability for your own vehicle use):**

Located in a separate block at the rear of the accommodation, an up and over garage door opens into the space, opportunity for parking with tarmac area outside of garage.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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.

**TENURE:** We have been informed by the vendors 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

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

**VIEWING:** Recommended via Acres on 0121 313 2888



Anton Drive, Sutton Coldfield, B76 1XQ

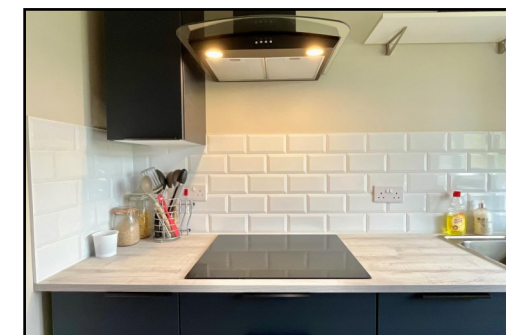


THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Anton Drive, Sutton Coldfield, B76 1XQ



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



AWAITING EPC RATING