

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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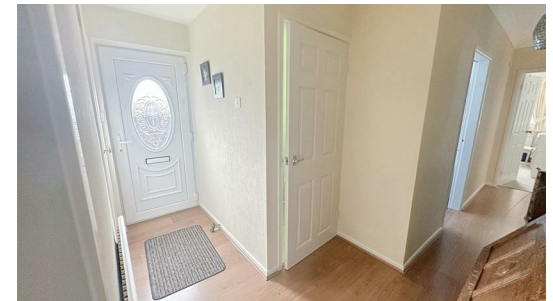


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www.acres.co.uk

- A wonderful ground floor maisonette
- Superb residential location
- Extended lease
- Entrance hall
- Spacious living room with garden views
- Fitted kitchen with a range of white units
- Two fitted bedrooms
- Stylish shower room
- Separate W.C.
- Well manicured rear garden



MANEY HILL ROAD, SUTTON COLDFIELD, B72 1JU - OFFERS AROUND £190,000

Acres are delighted to offer for sale this lovely ground floor maisonette that is leasehold with an extended lease. The interiors are superb and include the following an entrance hall, storage cupboard, large living room with views of the garden, fine fitted kitchen with a range of white units, an excellent double bedroom with a comprehensive range of fitted wardrobes, bedroom two with fitted wardrobes, stylish shower room, and separate W.C. Outside is a well manicured garden with lawn and mature flowering and verdant planted borders. Offering no upward chain this really is an excellent buy. It offers space, quality and incredible location on this very popular residential road. EPC rating C Council tax band B

Access is via a double glazed reception door into

HALLWAY Coving to ceiling, radiator, timber effect floor and doors into

STORAGE CUPBOARD With shelving

LOUNGE 16'1" x 12'00" 10'9" min to chimney breast A lovely spacious lounge, double glazed window to rear, coving to ceiling, classically styled fire surround, marble back and hearth, living flame effect fire, radiator, timber effect floor

KITCHEN 9'00" x 6'10" With a range of white drawer, base and eye level units, work surfaces, tiling to splash back, stainless steel sink and drainer, four ring gas hob, double oven/grill combination, wall mounted gas central heating boiler, space for fridge freezer, space and plumbing for washing machine, double glazed window

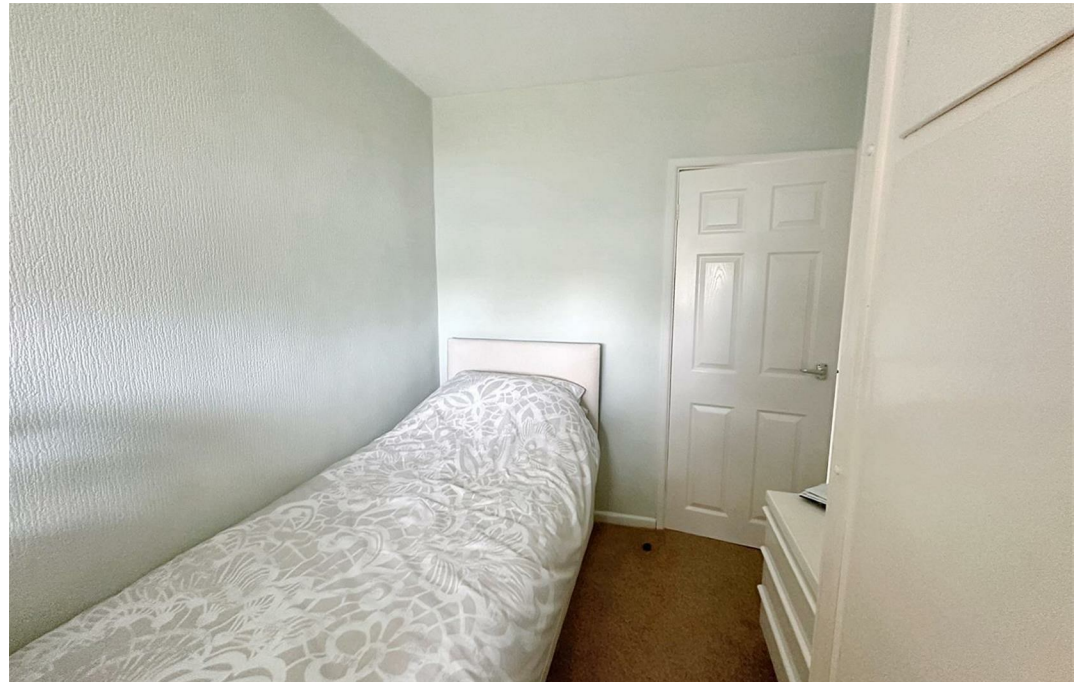
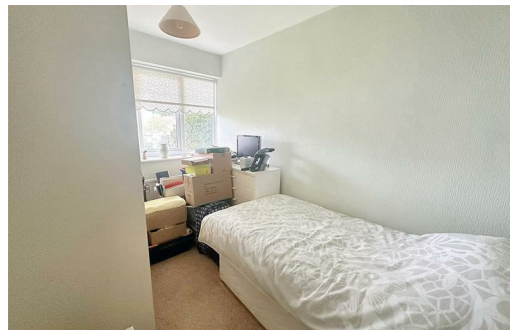
BEDROOM ONE 11'10" min 12'2" min to wardrobe front 14'1" max into wardrobes x 10'6" max 8'8" min to wardrobe front An excellent double bedroom with a comprehensive range of fitted bedroom furniture including wardrobes, over head storage and dressing table, double glazed window

BEDROOM TWO 11'4" x 5'2" min 7'1" max Double glazed window to front, two fitted double wardrobes, radiator

SHOWER ROOM A very large double shower cubicle, wash hand basin set into a vanity unit, chrome ladder style radiator/towel rail, water proof covering to part walls, door into linen cupboard

SEPARATE WC Double glazed opaque window, close coupled WC, wash hand basin

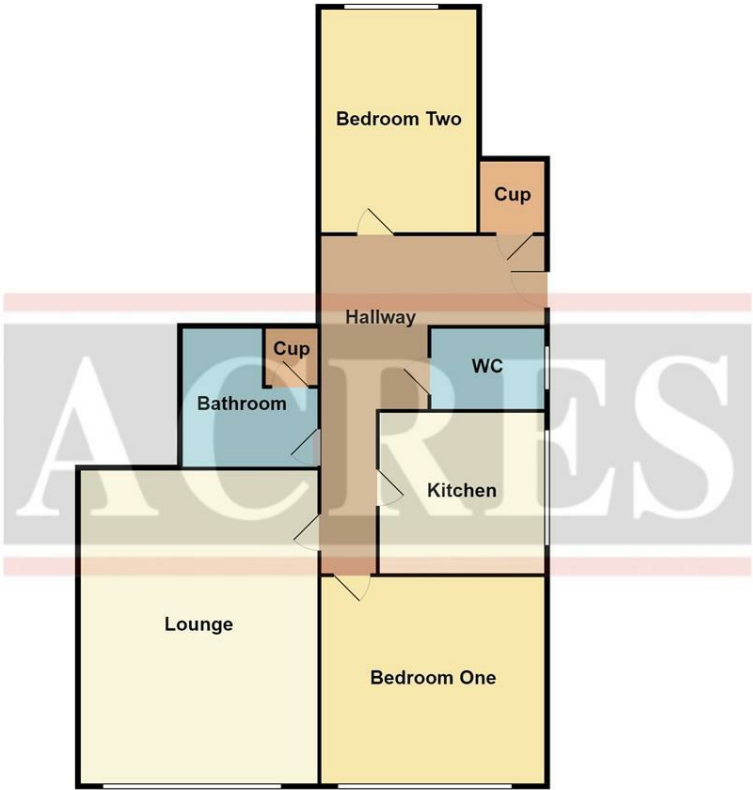
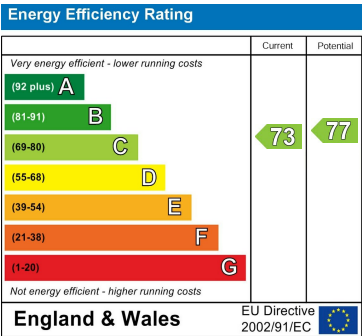
REAR GARDEN A lovely garden with lawn, and planted flowering and verdant borders



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

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 321 2101



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

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.