

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
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@ [www.acres.co.uk](http://www.acres.co.uk)

- Beautifully presented Maisonette
- Two bedrooms
- Driveway
- Leasehold
- Mezzanie kitchen/dining area
- Perfect for first time buyers
- Close to local schools and ammenities
- Sought after location



**WELSHMANS HILL, NEW OSCOTT, B73 6RE - OFFERS OVER £170,000**

Acres are delighted to offer for sale this first floor two-bedroom maisonette that is leasehold. The interiors are superb and include the following an entrance hall, great sized open plan lounge with stairs leading to an open plan mezzanine kitchen with a range of wall and base units with integral appliances, an excellent double bedroom, bedroom two with garden views, stylish recently refurbished shower room with w/c. Outside is a well-manicured garden patio area with is accessed via a side entrance and decking. Perfect for first time buyers this really is an excellent buy. It offers space, quality and incredible location on this very popular residential road. EPC rating to be confirmed.

Council tax band A

Driveway for one vehicle access is gained to the property via a pvc door into

SHARED ENTRANCE: Stairs to front door, light ceiling point

HALLWAY: Laminate flooring throughout, light ceiling point, radiator, intercom system, electric meter

LIVING ROOM 13'04" x 11'11": Laminate flooring throughout, windows to front, light ceiling point, radiator, stairs to mezzanine kitchen/diner

MEZZANINE KITCHEN/DINER 10'09" x 9'11": Vinyl flooring throughout, wall and base units, built in oven, hob with extractor fan, oft window, built in fridge and freezer, built in dishwasher, sink, tiled splashback area, space for washer/dryer, storage cupboard

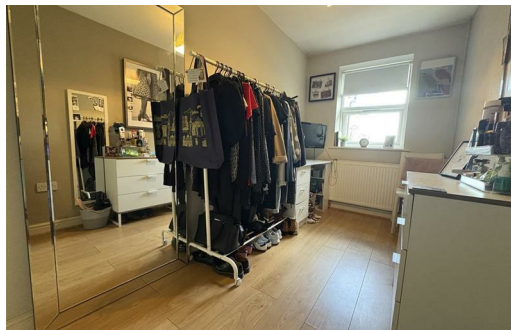
BEDROOM ONE 16'07" x 8'00": Good sized bedroom, light ceiling point, radiator, window to rear, laminate flooring throughout

BEDROOM TWO 13'10" x 5'10": Laminate flooring throughout, light ceiling point, window to rear, radiator

SHOWERROOM 6'01" x 4'09": Tiled, walk in shower, sink with units' underneath, toilet with back basin, towel radiator, light ceiling point

COMMUNAL GARDEN AREA: Paved area, stairs leading to grass area







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 : A

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.

