

# ACRES

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- Ground floor maisonette
- Lounge
- Fitted kitchen
- Two bedrooms with built-in wardrobes
- Gardens to front & rear
- Sought-after location
- Council tax band A



***GRAVELLY LANE, ERDINGTON, B23 5SR - OFFERS AROUND £140,000***



This ground floor maisonette is ideally situated in a sought-after location, offering convenient access to local amenities and transport links. Boasting both front and rear gardens—including a beautifully maintained rear garden with a lawn, small shrubs, and a charming ornamental pond—this home briefly comprises a lounge, fitted kitchen, two bedrooms with fitted wardrobes, and a bathroom. Council tax: A.

The property is accessed via steps leading to:

**PORCH:** PVC obscure composite front door, electric radiator.

**LOUNGE:** 16'4" x 11'2". PVC double-glazed window to front, radiator, obscure window to the hallway.

**KITCHEN:** 8'7" x 8'6". PVC double-glazed window and obscure door to rear, 1.5 stainless steel sink and drainer unit set in rolled topped surfaces with matching base and wall units and drawers, space for washing machine and dishwasher, integrated fridge freezer, tiled flooring and tiled surround.

**BEDROOM ONE:** 13'5" x 8'10". PVC double-glazed window to front, radiator, built-in wardrobe,

**BEDROOM TWO:** 9'4" x 8'10". PVC double-glazed window to rear, radiator, built-in wardrobe.

**BATHROOM:** Obscure PVC double-glazed window to rear, white suite comprising of bath, sink, low flushing WC, chrome ladder-style radiator.

**HALLWAY:** Door to understairs storage cupboard.

**GARDEN:** Front and rear gardens, steps to front door, paved patio to rear with side path to rear access point, lawned garden with small shrubs, a charming ornamental pond and outside tap.






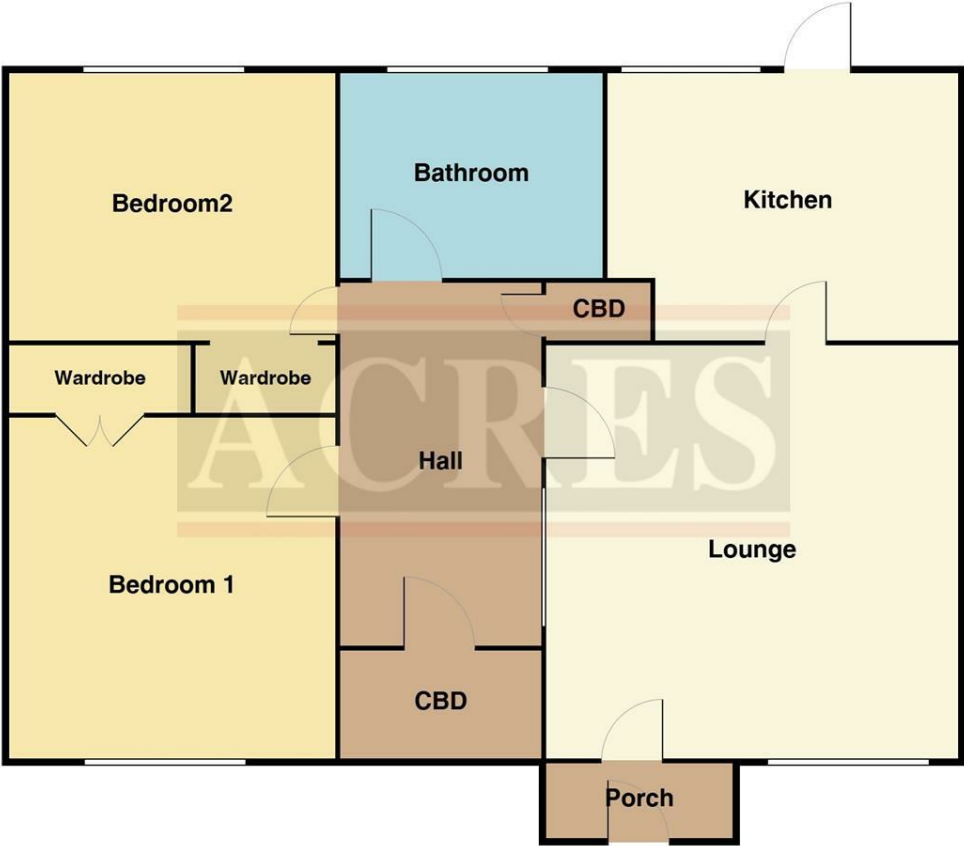


TENURE: We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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	



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.