

ACRES

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

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www.acres.co.uk



- Two Bedrooms
- Spacious Lounge
- Fitted Kitchen
- White Bathroom Suite
- Rear garden
- Seperate Garage
- Gas central heating and PVC double glazing (both where specified)
- Set in a central convenient location



WILKINSON CLOSE, SUTTON COLDFIELD, B73 5QG - OFFERS OVER £170,000

Set in a well regarded sought after central location within short walking distance of excellent public transport links including cross city rail lines, the property is similarly placed for the ever-popular Boldmere high street where you will find a host of restaurants, cafes, shops and further amenities. Complimented by gas central heating and having PVC double glazing (both where specified) this well presented first floor maisonette is enhanced further by the provision of an extended leasehold term. Briefly comprising enclosed porch, with stairs to first floor, to the first-floor landing is a spacious rear lounge, fitted kitchen, two bedrooms, white bathroom, rear garden, with garage set to the rear. To fully appreciate the property on offer we highly recommend viewing. EPC rating C. Council tax band B.

Set back from the road where behind the pathway access is gained to the property via canopy porch, PVC double glazed door into

ENTRANCE HALL Having stairs off to first floor landing

FIRST FLOOR LANDING PVC double glazed window to side, radiator, airing cupboard, additional cloaks/storage cupboard

SPACIOUS LOUNGE 13'00" x 12'01" PVC double glazed window to rear, double radiator

FITTED KITCHEN 9'02" x 6'04" PVC double glazed window to rear, single drainer sink unit having double base unit beneath, there are a further range of fitted units both base and wall level including drawers, complimentary rolled edge work surface having tiling to splash back, cooker, washing machine and fridge being included within the sale

BEDROOM ONE 14'06" x 9'09" plus door recess PVC double glazed window to front, radiator

BEDROOM TWO 11'01" max 9'00" min x 8'03" PVC double glazed window to front, radiator, built in storage cupboard/wardrobe

BATHROOM PVC double glazed obscure window to side, matching white suite comprising of bath having shower over with side splash screen and tiled splash back, wash hand basin, low flushing WC, radiator

OUTSIDE Lawned garden set to the rear of the rear gardens having timber shed

SINGLECAR GARAGE (please check the suitability of this garage for your own vehicle) set in a separate block to the rear of the property



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)

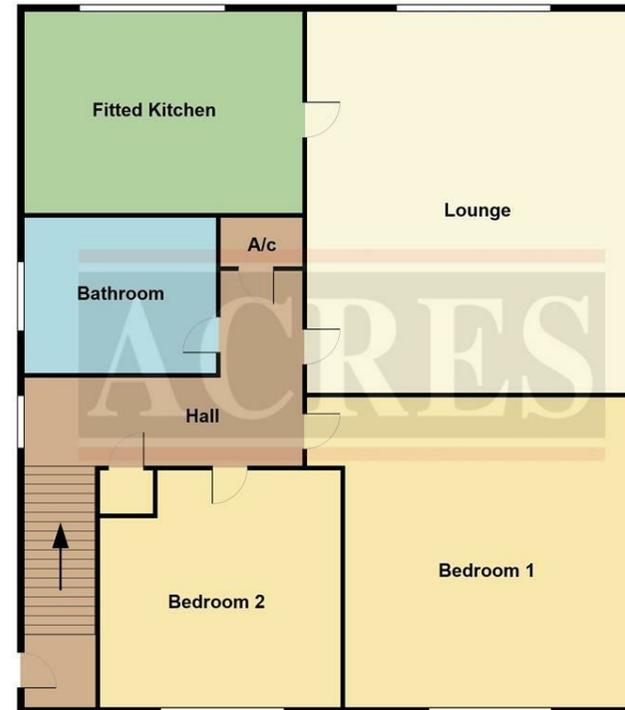
COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Wilkinson Close, Sutton Coldfield



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.