

ACRES

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www.acres.co.uk



- Well presented duplex maisonette
- Secure communal entrance
- Spacious living room
- Modern fitted kitchen
- Striking spiral staircase
- Two double bedrooms with velux windows
- Fitted bathroom
- Communal grounds
- Two allocated parking spaces
- No chain



SWAN GARDENS, BIRMINGHAM, B23 6QQ - OFFERS IN THE REGION OF £130,000

This well presented duplex maisonette offers generous and versatile accommodation arranged over two floors, accessed via a secure communal entrance and is being sold with no chain. The property features a spacious living room, a modern fitted kitchen and a striking spiral staircase leading to the first floor accommodation, making it an ideal purchase for first-time buyers, professionals or investors alike.

Positioned within well maintained communal grounds and benefiting from two allocated parking spaces, the maisonette combines practicality with comfort. With two bedrooms, a fitted bathroom and useful secondary access from the first floor landing, the property provides well balanced living space in a convenient and secure setting.

The property is accessed via a secure communal entrance, leading into a communal hallway with staircase rising to the private reception door of the duplex maisonette. Council Tax Band A.

HALLWAY: A superb and welcoming entrance hallway featuring a striking spiral staircase rising to the first floor. Benefits include ceiling spotlights, an electric storage heater and a door leading through to the main living accommodation.

LOUNGE: 19'10" x 10'11" A well presented and generous living room, offering excellent space for a range of lounge furniture. Features include two secondary glazed windows, an electric storage heater and an attractive fire surround with living flame effect electric fire. Door leading into the kitchen.

KITCHEN: 10'2" x 9'4" Fitted with a modern range of white high-gloss wall and base units, including drawer units, with contrasting work surfaces and tiling to splashback areas. Appliances include a four ring electric hob with extractor hood over and electric oven beneath. One and a half bowl stainless steel sink with drainer. There is space and plumbing for a washing machine, space for a dishwasher and fridge/freezer, along with a PVC double glazed window and wall mounted heater.

FIRST FLOOR LANDING: With doors to an airing cupboard and additional storage cupboard, the latter providing access to the communal landing and offering a secondary means of access. Further doors lead to the bedrooms and bathroom.

BEDROOM ONE: 9'10" x 10'8" into wardrobe (9'0" minimum to wardrobe front)

Measured at approximately 5' height with some restricted headroom. A well proportioned double bedroom featuring a Velux window to the roofline and a slimline electric heater.

BEDROOM TWO: 9'8" x 8'6" Measured at approximately 5' height with some restricted headroom. A second double bedroom with double glazed Velux window to the roofline and slimline electric heater.

BATHROOM: Fitted with a white suite comprising a panelled bath with shower attachment and electric shower over, hand wash basin and low flushing WC. Complemented by part tiled walls, an electric ladder style radiator/towel rail and an opaque glazed window.

PARKING: 2 allocated parking spaces at rear of the building.

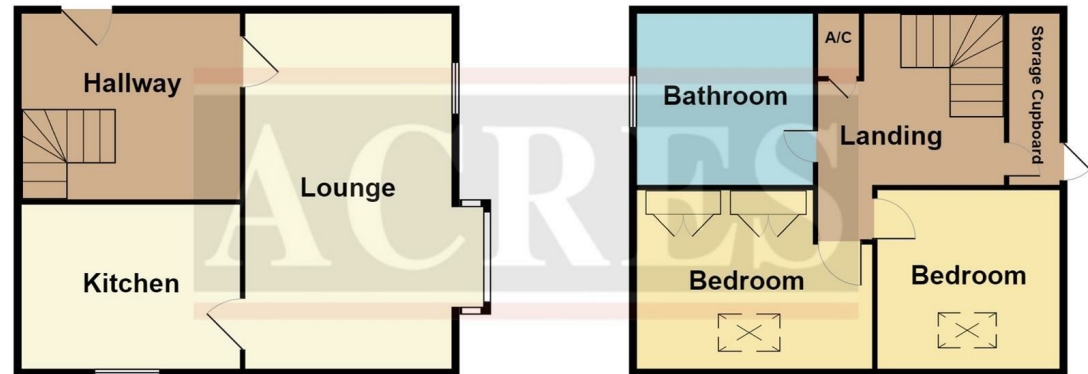


TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : A

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.