ACRES
Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
0121 321 2101 suttoncoldfield@acres.co.uk @ www.acres.co.uk



- Well presented first floor maisonette
- Two double bedrooms
- Spacious lounge
- Fitted kitchen
- Bathroom
- PVC double glazing
- Electric storage heating
- Loft access providing additional storage
- Single garage included
- Ideal for first time buyers, downsizers, or investors





ADDENBROOKE DRIVE, SUTTON COLDFIELD, B73 5PY - £169,950

Situated in a convenient and well established residential location, this well maintained first floor maisonette offers easy access to a range of local amenities, transport links, and everyday conveniences, making it ideal for first time buyers, downsizers, or investors alike.
The property is presented in good condition throughout and benefits from well proportioned accommodation including a spacious lounge, fitted kitchen, two bedrooms, a bathroom, and the added advantage of a single garage. With double glazing, ample storage, and a practical layout, this home represents an excellent opportunity. The property is approached via a paved pathway leading to a private entrance.

Hall: A composite front entrance door with two obscure glazed panels opens into the entrance hall, with stairs rising to the first floor maisonette. The hall provides a useful loft access point offering additional storage and doors leading to all accommodation.

Lounge: 16'03" x 11'02" A well proportioned lounge featuring a PVC double-glazed window to the front elevation and an electric storage heater. The room offers ample space for a range of lounge furniture, making it ideal for both relaxing and entertaining.

Kitchen: 8'09" x 8'06" Fitted with a range of matching wall and base units and drawers, set beneath roll-top work surfaces with tiled splashbacks. Features include a stainless steel one and a half bowl sink with drainer, space for a fridge freezer, washing machine, and an electric oven with hob and extractor hood over. PVC double-glazed window to the rear and tiled flooring.

Bedroom One: 13'03" x 8'10" A generous double bedroom with a PVC double glazed window to the front, electric storage heater, and space for freestanding bedroom furniture.

Bedroom Two: 11'06" x 8'11" A second well sized bedroom benefiting from a PVC double-glazed window to the rear, electric storage heater, and space for freestanding bedroom furniture.

Bathroom: Fitted with a white suite comprising a panelled bath with shower over, low flushing WC, and hand wash basin. Obscure PVC double glazed window to the rear, with tiled surrounds and tiled flooring.

Garage: The property further benefits from a single garage, providing secure parking or additional storage space (please check the suitability for your own vehicle).









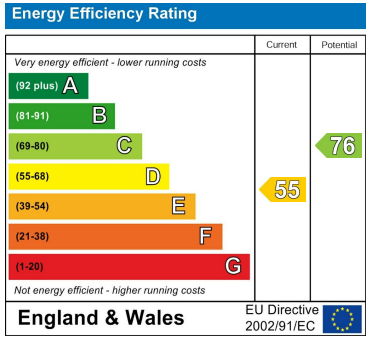
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The Property Ombudsman

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





Addenbrooke Drive, 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 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.