

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 AROUND £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: Set in a separate block to the rear of the property. (please check the suitability of this garage for your own vehicle)



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)

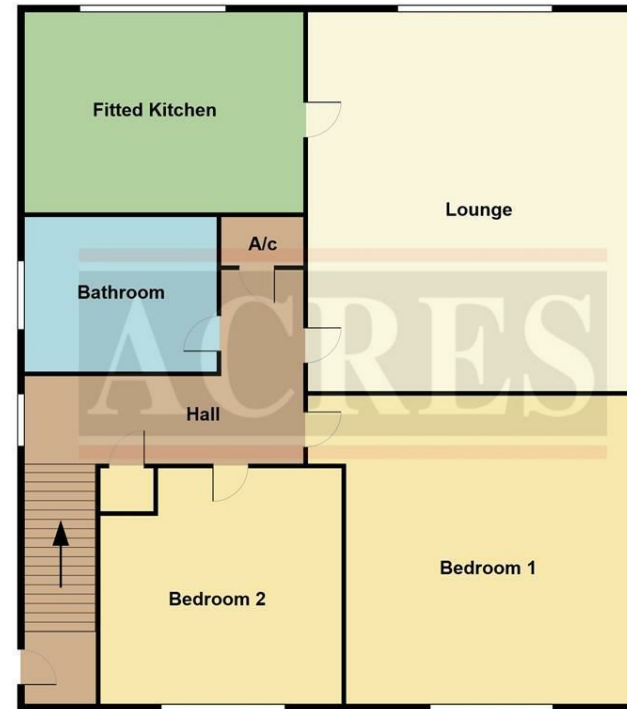
COUNCIL TAX : B

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 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.