



- FIRST FLOOR MAISONETTE
- ONE DOUBLE BEDROOM
- SPACIOUS LOUNGE / DINING ROOM
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- SINGLE GARAGE EN-BLOC
- RECENTLY RE-DECORATED
- EXTENDED / LONG LEASE REMAINING
- IDEAL FIRST TIME BUY
- NO UPWARD CHAIN



MARINE DRIVE, BIRMINGHAM, B44 8BB - OFFERS OVER £100,000

Acres are delighted to offer for sale this spacious, high quality and modern one bedroom first floor maisonette with a extended long lease & no ground rent nor service charge! Situated on the first floor and offers; one double bedroom with storage cupboard, well presented modern family bathroom, spacious living room leading into modern fitted kitchen. This property offers off road parking via a single garage and benefiting from double glazing and electric heating (both where specified). Early viewings are essential before it's too late! IDEAL FIRST TIME BUY - NO UPWARD CHAIN!

HALLWAY: 2'5 x 9'3 : A spacious porch style entrance with cloak room storage off and stairs leading up to;

LIVING ROOM: 10'3 x 15'4 : A great size living / dining area with electric heater, double glazed window to rear and door into;

FITTED KITCHEN: 6'7 x 9'1 : A modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback and space and plumbing for washing machine.

BEDROOM ONE: 13'7 max, 7'8 min x 12'3 max, 9'4 min : A great size double bedroom with double glazed window to front, multiple built in cupboard / wardrobe space and electric heater.

BATHROOM: 6'3 x 5'8 : A modern fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to part walls, double glazed opaque window to side.

REAR GARDEN: A good size garden with lawn and fencing to borders.

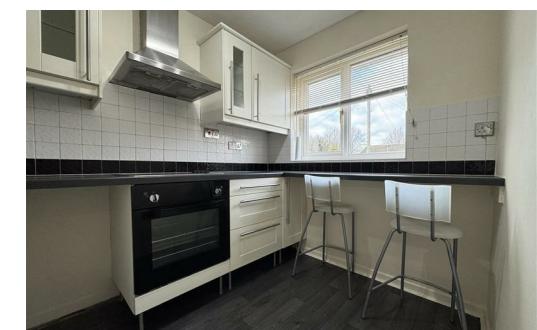
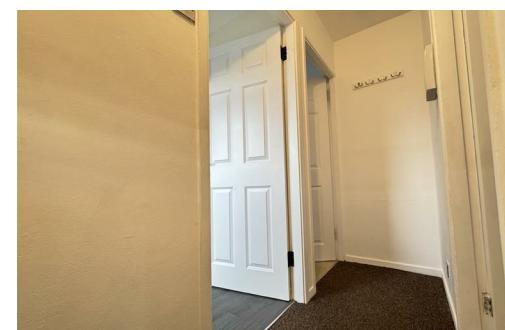
GARAGE: Situated in a garage en-bloc is a single garage with up and over garage door, allowing off road secured parking. (please check the suitability of this garage for your own vehicle)

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

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: A.

VIEWING: Recommended via Acres on 0121 358 6222.



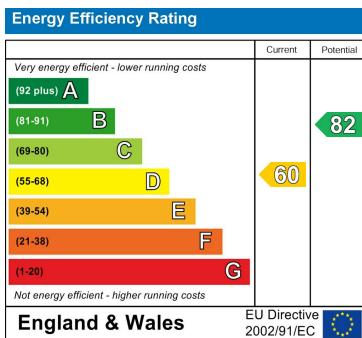
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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19 Marine Drive, Birmingham, B44 8BB



PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GEI
E. IT MERELY INDICATES APPROXIMATE RELATIONSHIP C
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.