

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- 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 - £185,000

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).

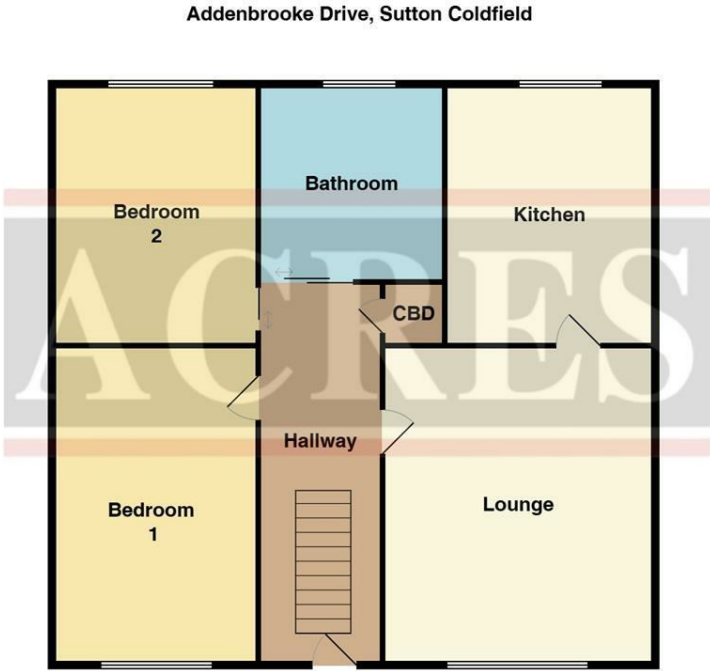


TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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		
(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		



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.