

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101



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www.acres.co.uk

- Two bedrooms both with wardrobes
- Well appointed shower room
- Attractive rear lounge/dining room
- Fitted kitchen
- Well stocked rear garden
- Set in a central convenient location
- Much improved and well presented



WILKINSON CLOSE, BOLDMERE, B73 5QQ - OFFERS AROUND £235,000

This delightful free hold semi detached bungalow is set in a prime central well-regarded location within in only a few hundred meters radius of Boldmere shopping centre where you will find a host of additional amenities including restaurants and café's furthermore the property is well positioned to Sutton Coldfield town centre the property is also served by excellent transport links including the cross-city rail line. Complimented by gas central heating and pvc double glazed windows (both where specified) to fully appreciate the accommodation on offer its hosts of features and improvements we highly recommend an internal inspection. Briefly comprising reception hall, attractive lounge/dining room, fitted kitchen within integrated hob and oven, two bedrooms both having built in wardrobes, well appointed renewed white shower room, rear garden. Council tax band C

Access via a pathway form Wilkinson drive the property has a fore garden and additional path leading to the property's front door having double glazed insets opening to

RECEPTION HALL: Radiator, cloaks cupboard, wood laminate flooring

ATTRACTIVE LOUNGE/DINING ROOM 17'00" X 10'09": Pvc double glazed patio doors to rear, coal effect electric fire set in a marble hart having matching recess, radiator, wood laminate flooring

FITTED KITCHEN 7'07" X 6'10": Pvc double glazed window and half double glazed door to rear, single drain and sink unit set into rolled edge worksurface having tiled splashbacks, fitted units to both base and wall level including drawers, elevated electric oven, fitted gas hob, recess for washing machine and fridge

BEDROOM ONE 12'01" x 8'02: Pvc double glazed window to front, radiator, built in double wardrobe

BEDROOM TWO 09'00" x 7'00": Pvc double glazed window to front, radiator, built in double wardrobe

WELL APPOINTED SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising shower cubicle with drying area and glazed splash screen, vanity wash hand basin having base unit underneath, low flushing wc, complimentary tiling to walls and floor, ladder style radiator

OUTSIDE: Paved patio area to a lawned rear garden having shrubs and bushes with timber fencing and shed

SEPERATE GARGE: (please check the suitability for your own vehicle)

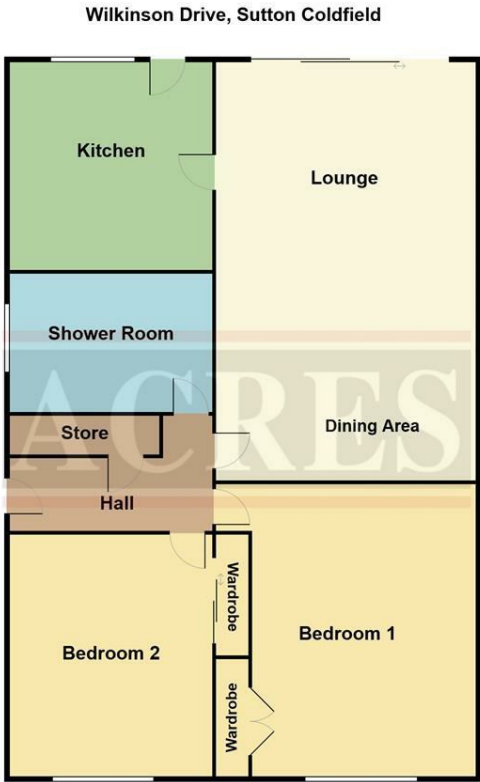
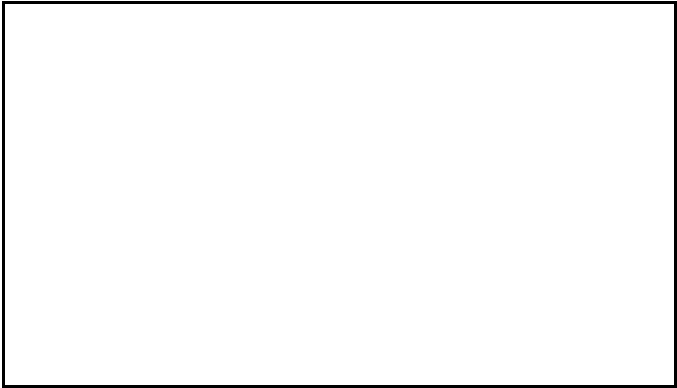


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

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.