



- * A superb ground floor Maisonette
- * Entrance hall and two large storage cupboards
- * Generous well presented lounge
- * Modern styled fitted kitchen
- * Two excellent double bedrooms
- * Shower room
- * Lawned fore garden
- * Low maintenance rear garden
- * Garage en-bloc
- * No upward chain



22 Wilkinson Close, Sutton Coldfield, B73 5QG – Offers in the region of £185,000

This is a wonderful ground floor maisonette with a long lease. It is ideally located on this very popular residential development that is close to many local facilities in Boldmere and The Royal Town of Sutton Coldfield. The interiors are excellent and include the following, entrance hall, stylish lounge with door out to rear garden, modern styled fitted kitchen, two excellent double bedrooms and a shower room. Outside is a lawned garden to front and a low maintenance garden to rear ideal for alfresco dining plus a garage en-bloc. The property has a long lease, council tax band B and EPC rating C.

Access is via a double glazed reception door into:

HALLWAY Coving to ceiling, radiator, door into cloaks cupboard, stylish timber effect floor, further doors into bedroom one and two, shower room, storage cupboard and

LOUNGE 13'1" x 12'1" A generous lounge with double glazed window and door to rear, decorative fire surround with stove effect electric fire, radiator and door into

KITCHEN 9'2" x 6'2" Having a range of modern styled drawer, base and eye level cupboards, work surfaces and tiling to splash backs, space for electric cooker, stainless steel one and half bowl sink and drainer, space and plumbing for washing machine, space for fridge, wall mounted gas central heating boiler, double glazed window, timber effect floor

BEDROOM ONE 14'6" max 12'6" min to wardrobe front x 9'10" max 7'11" min to wardrobe fronts (plus door well) an excellent double bedroom with a range of fitted furniture to includes wardrobes, bedside cabinets, over head storage and chest of drawers, double glazed window, coving to ceiling, radiator

BEDROOM TWO 11'2" x 8'1" min A second excellent double bedroom, double glazed window, coving to ceiling , radiator

SHOWER ROOM Self contained shower cubicle with fitted shower, white pedestal wash hand basin and close coupled WC, stylish tiling to part walls and floor, double glazed opaque window, radiator, coving to ceiling

REAR GARDEN A lovely low maintenance garden with deep patio to fore leading to a stone chipped area and garden shed

GARAGE (Please check the suitability of this garage for your own vehicle) Situated on-bloc



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Every care has been taken with the preparation of these Particulars but completeness 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, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All diagrams, floor plans, photographs and measurements are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may

Age Group	Score
1-20	G (120)
21-38	F (100)
39-54	E (85)
55-68	D (75)
69-80	C (65)
81-91	B (55)
92+	A (45)
Potential	74 C (74 C)

VIEWING:
FIXTURES
COUNCIL
TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING.

We have been that the demand for solicitor.) B As per sales recommendations.

deed via Acres on 0121 321 2101.
Particulars.

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

