

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * A beautifully presented ground floor maisonette
- * Enclosed porch
- * Extended lounge/dining room
- * Modern high gloss fitted kitchen
- * Inner Hallway
- * Two double bedrooms with built in wardrobes
- * Bathroom with white suite
- * Fore garden with lawn
- * Private rear garden with timber decked patio
- * Approximately 90 years remaining on the lease



21 Firsholm Close, Sutton Coldfield, B73 5HT ~ Offers Over £165,000

Acres are delighted to offer for sale this beautifully presented and extended ground floor maisonette. Ideally located for many local amenities including the cross city line. Benefiting from double glazing and electric heating (both where specified. Internally the property enjoys large extended lounge/dining room, Modern styled kitchen with a range of white high gloss units, inner hallway with storage cupboard and further doors into two double bedrooms with built in wardrobes and stylish bathroom with white suite. Outside is a long fore garden with lawn and to the rear is a private garden with timber decked patio and paved area. This really is a lovely property that needs to be viewed internally to appreciate all that is on offer. EPC Rating D

Access is via A fore garden with lawn and pathway

ENCLOSED PORCH A double glazed door, door into storage and reception door into:

LIVING ROOM 23'10"max 20'10" min x 11'3" max 10'10" Beautifully presented and extended this is a wonderful living room, two electric heaters, door into inner hallway and door into:

KITCHEN 8'00" x 8'1" Having a range of modern styled high gloss units including drawer base and eye level cupboards, contrasting worksurface, four ring electric hob with oven below, stainless steel sink and drainer, space and plumbing for washing machine, space for fridge freezer, spotlights to ceiling, tiling to splash backs, double glazed window and door out to garden

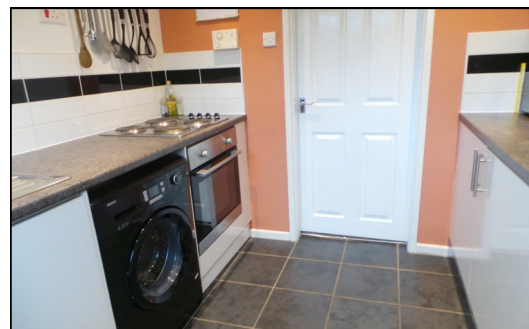
INNER HALLWAY Door into understairs storage, door into airing cupboard and doors into:

BEDROOM ONE 10'00" x 9'2" An excellent double bedroom with double glazed window to rear, electric heater and built in double wardrobe

BEDROOM TWO 12'7 max x 9'2" A further double bedroom with double glazed window front, built in wardrobe and electric heater

BATHROOM Having a white suite including a P shaped bath with glazed shower screen and electric shower above, wash hand basin set into a vanity unit, close coupled WC, stylish tiling to walls and floor, double glazed patterned window, spotlights to ceiling, wall mounted electric heater, extractor fan

REAR GARDEN Paved area, leading to a raised timber decked patio, gated access to rear



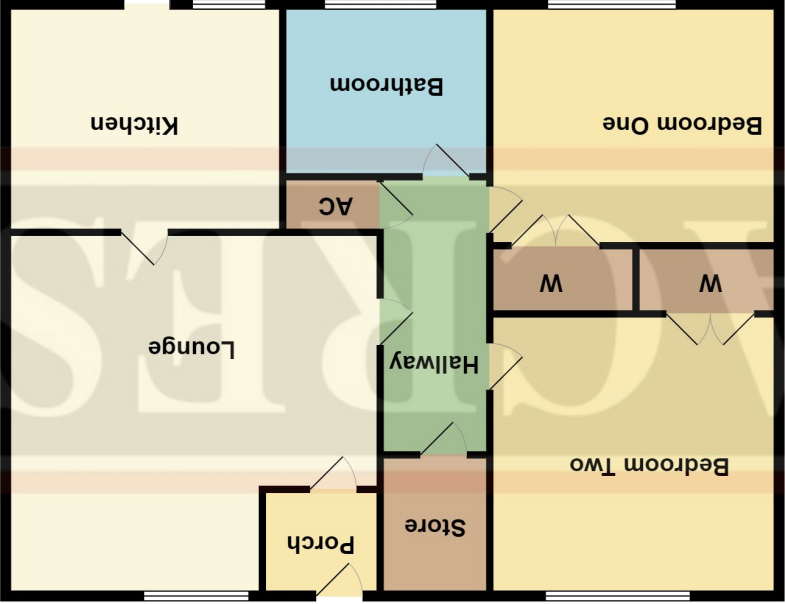
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		64 D	
			76 C

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



COUNCIL TAX BAND:

A

FIXTURES & FITTINGS:

As per sales details.

VIEWING:

Recommended via Acres on 0121 350 5533.

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