

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
☎ 0121 350 5533 ✉ wyldegreen@acres.co.uk @ www.acres.co.uk



- * First floor
- * Lounge / Dining room
- * Fitted kitchen
- * Two generous bedrooms
- * Shower room
- * Balcony
- * Well tended grounds



29 Park Close, Erdington, B24 0HL ~ Offers around £130,000

Situated on this pleasant development off the Chester Road, with views over Pype Hayes Park is this two bedroom duplex maisonette. The accommodation offers, dual aspect lounge/dining room with door out to the balcony, fitted kitchen, two generous bedrooms and shower room, benefiting from double glazing and gas central heating (both where specified) and standing in well tended grounds. Viewing is highly recommended.
Energy Rating E

Access is via a reception door with staircase to first floor landing and door into cloaks cupboard and door into:

LOUNGE / DINING ROOM 21'2" max 11'3" min x 14'11" max into staircase 8'9" min A dual aspect lounge with double glazed window to front and double glazed window and door out to the balcony, two radiators, timber fire surround with Marbelesque back and hearth and fitted living flame effect fire, door into:

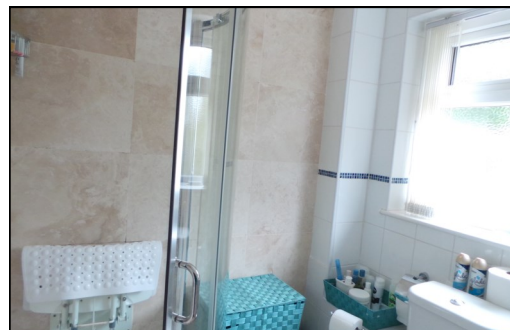
KITCHEN 7'4" x 6'10" min 8'7" max Having a range of units to include drawer, base and eye level cupboards with work surfaces over, space for gas cooker with perspex splashback, space and plumbing for washing machine, space for fridge freezer, concealed wall mounted gas central heating boiler, one and half bowl stainless steel sink and drainer, double glazed window to rear

SECOND FLOOR LANDING Double opening doors to linen cupboard and door into:

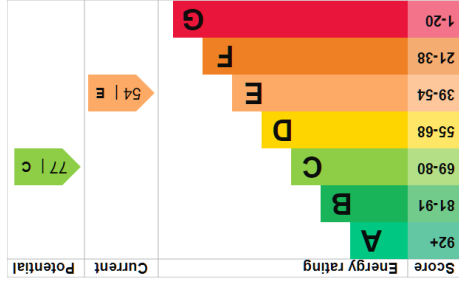
BEDROOM ONE 11'7" x 11'3" Double glazed window to front, radiator, built in double wardrobe and door to store cupboard

BEDROOM TWO 9'10" x 8'3" Double glazed window to rear, radiator, built in double wardrobe

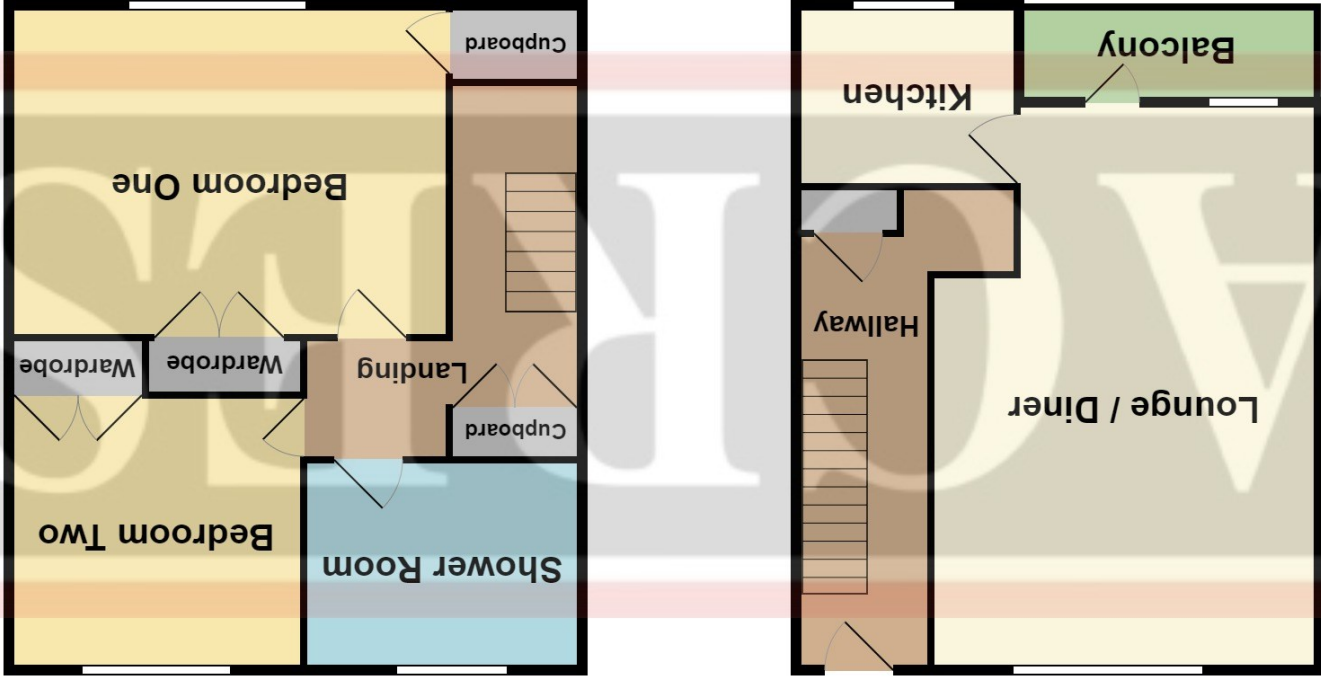
SHOWER ROOM Having a self contained shower cubicle with overhead shower and rinser aid, close coupled W.C, wash hand basin set into vanity cupboard, double glazed opaque window to rear, being fully tiled to walls



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This plan is not to scale and is given merely as a guide to show the approximate location of one room to another



COUNCIL TAX BAND: B

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)

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.