

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- * GROUND FLOOR MAISONETTE
- * LARGE DOUBLE BEDROOM
- * SPACIOUS LOUNGE/DINER
- * MODERN FITTED KITCHEN
- * MODERN FITTED SHOWER ROOM
- * LOW MAINTENANCE REAR GARDEN
- * SINGLE GARAGE
- * EXTENDED LEASE UPON COMPLETION
- * QUIET CUL-DE-SAC LOCATION
- * NO UPWARD CHAIN



40 Marine Drive, Birmingham, B44 8BB — Offers in excess of £110,000

Acres are delighted to offer for sale this spacious one bedroom maisonette having recently undergone renovation work throughout along with a lease extension upon completion giving 138 years upon completion! Situated on the ground floor and offers; light and airy hallway with a range of storage cupboards off along with doors into; one double bedrooms, modern family shower room, spacious living room opening into modern re-fitted kitchen with space and plumbing for appliances also opening into private rear garden. This property has ample parking spaces to front and single garage en-bloc, benefiting from double glazing and electric heating (both where specified). Early viewings are essential before it's too late! NO UPWARD CHAIN!

Accessed from the fore via front garden and pathway, leading to

PORCH: 3'0 x 3'2 : Double glazed door with door into store room along with door leading into;

HALLWAY: 2'8 x 14'1 : Having cupboard space, electric heater and doors into;

LIVING ROOM: 9'5 x 14'1 : A great size living area with electric heater, double glazed double sliding doors to rear patio and being open plan with;

FITTED KITCHEN: 7'2 X 9'2 : Modern re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven with electric hob and extractor hood over, integrated fridge freezer, space and plumbing for washing machine and double glazed window to rear.

BEDROOM: 9'10 max, 6'9 min x 14'4 max, 11'1 min : A great size double bedroom with double glazed window to front and radiator.

SHOWER ROOM: 6'5 x 5'10 max, 4'7 min :Modern re-fitted suite with shower cubicle, wash hand basin set into vanity unit, couple W.C., and tiling to walls.

REAR GARDEN: A good size low maintenance garden with paved patio area to fore and artificial lawn with fencing to borders.

GARAGE: *(please check the suitability of this garage for your own vehicle)* Situated in a separate block.

TENURE: We have been informed by the vendors that property is Leasehold. (To be extended 90 years upon completion). (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

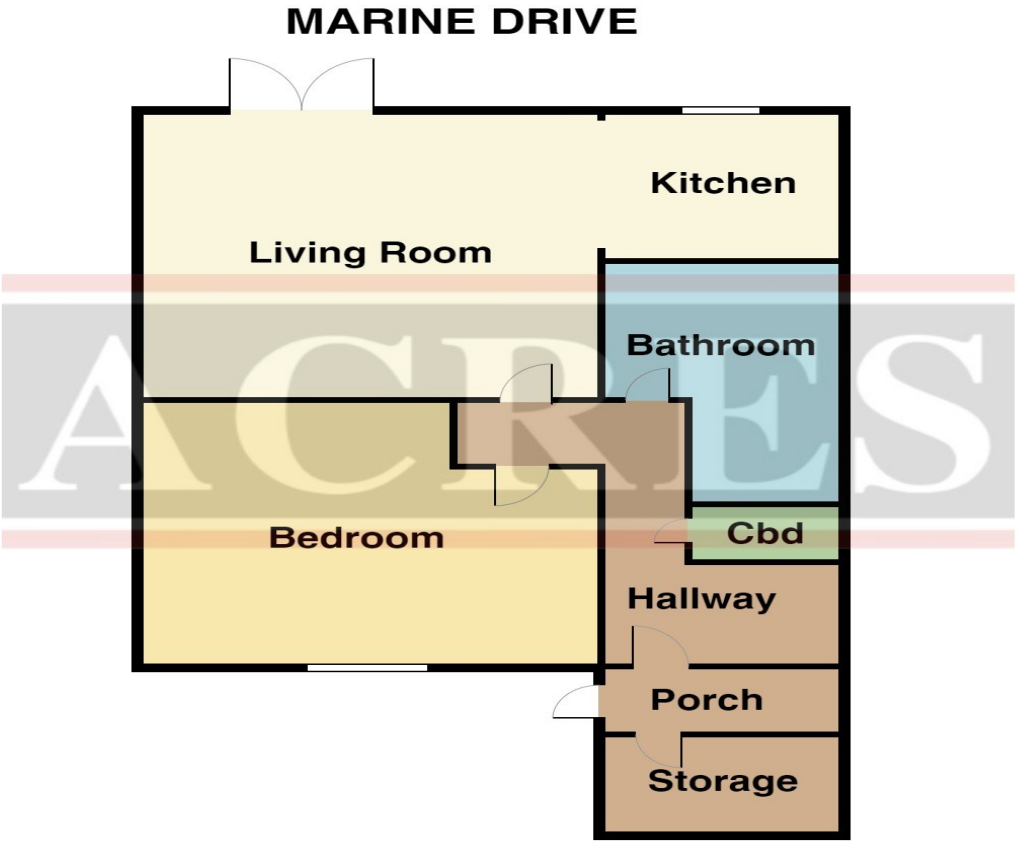
COUNCIL TAX BAND: A.

VIEWING: Recommended via Acres on 0121 358 6222.



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		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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

MARINE DRIVE