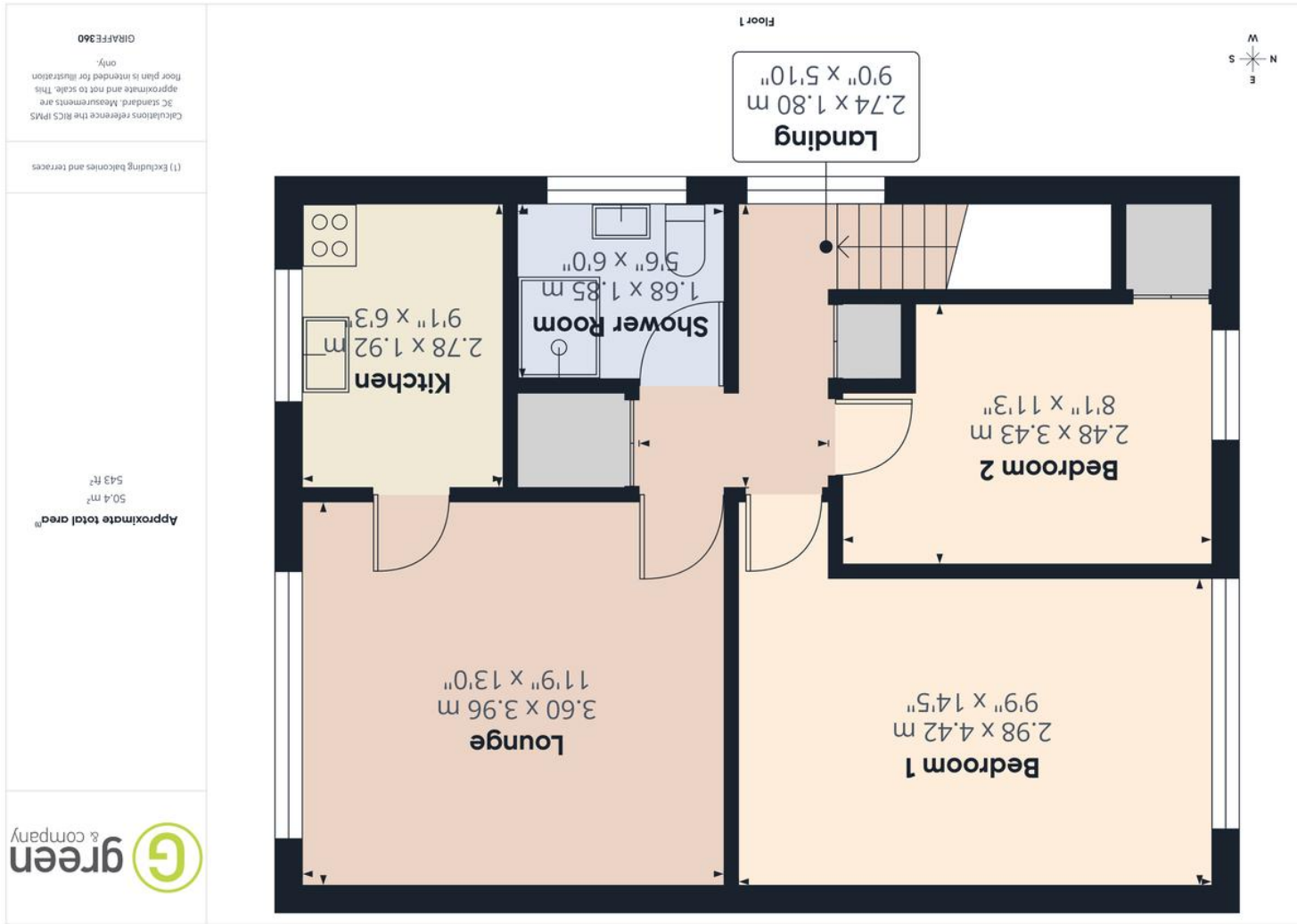
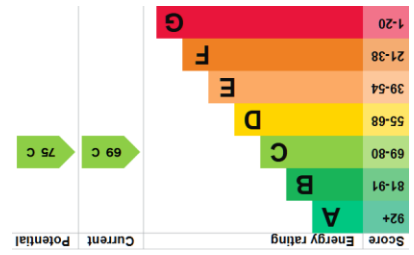


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyer.



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- WELL SITUATED FIRST FLOOR MAISONETTE
- CLOSE TO LOCAL TRANSPORT LINKS
- TWO BEDROOMS
- LOUNGE
- KITCHEN



Wilkinson Close, Sutton Coldfield, B73 5QG

Offers In Region Of
 £190,000



Property Description

Discover this charming two-bedroom first-floor maisonette nestled on Wilkinson Close in Sutton Coldfield, B73 5QG. Step inside to find a beautifully decorated interior that exudes warmth and comfort. The living spaces are thoughtfully presented, ready for future owners to enjoy. The spacious bedrooms offer a welcoming atmosphere perfect for relaxing or entertaining guests. The modern kitchen and shower room are both functional and stylish, enhancing the overall appeal of this lovely home.

Beyond the interior, this property boasts fantastic outdoor space—a garden perfect for outdoor dining, gardening, or simply unwinding after a busy day. For convenience, a garage is included. The location on Wilkinson Close offers a peaceful yet accessible setting with local amenities, shops, and transport links close by, ensuring everything you need is within easy reach.

ENTRANCE HALL Stairs leading to

HALLWAY radiator, storage cupboard's, ceiling light point double glazed window and doors to

LOUNGE 11' 9" x 13' 0" (3.58m x 3.96m) having ceiling light point, double glazed window, central heating radiator and door to kitchen

KITCHEN 9' 1" x 6' 3" (2.77m x 1.91m) double glazed window, having a range of wall and base units, stainless steel sink, tiles splash backs, fitted electric oven and hob, radiator and boiler.

BEDROOM ONE 9' 9" x 14' 5" (2.97m x 4.39m) ceiling light point, radiator, and double glazed window to front.

BEDROOM TWO 8' 1" x 11' 3" (2.46m x 3.43m) ceiling light point, radiator and double glazed window front

SHOWER ROOM 5' 6" x 6' 0" (1.68m x 1.83m) having shower cubicle with Triton electric shower, low level wc, hand wash basin, double glazed window, ceiling light point and heated towel rail

GARDEN providing outside space

GARAGE just a short walk from the property, having up and over door (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Birmingham

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE and Vodafone - good outdoor and in-home
O2 and Three - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 0.9 Mbps

Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT) which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 128 years remaining. Service Charge is currently running at £0. The Ground Rent is currently running at £0. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in PDF format

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