



Wilkinson Close,  
Sutton Coldfield, B73 5QG

**Offers Over £175,000**



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This superbly presented two bed ground floor maisonette occupies a most enviable and convenient location set within close proximity of many desirable amenities including shops, schools and transport links. Offering the advantage of an extended lease and the benefit of no onward chain the property is ideal for investors, downsizers and first time buyers alike. The accommodation itself includes a good size living room, contemporary kitchen and bathroom along with a garden and garage en-block. An early viewing is essential in order to avoid disappointment.







## Property Specification

CONVENIENTLY LOCATED GROUND FLOOR MAISONETTE  
TWO GOOD SIZE BEDROOMS  
EXCELLENT OPPORTUNITY FOR INVESTOR FIRST TIME  
BUYERS AND DOWNSIZERS ALIKE  
CLOSE PROXIMITY TO SOUGHT AFTER AMENITIES AND  
TRANSPORT LINKS

Hall

Bathroom

Kitchen 2.81m (9'3") x 1.94m (6'4")

Living Room 3.96m (13') x 3.69m (12'1")

Store

Bedroom 1 4.35m (14'3") x 3.69m (12'1")

Bedroom 2 3.36m (11') max x 2.35m (7'8")

Store

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 3rd March 2025

### Viewer's Note:

Services connected:  
Council tax band: B  
Tenure: Leasehold 128 years

# Floor Plan

*This floor plan is not drawn to scale and is for illustration purposes only*



Total area: approx. 51.6 sq. metres (555.9 sq. feet)

## Energy Efficiency Rating

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