



The Avenue, Acocks Green

Offers Over £140,000

- MODERN GROUND FLOOR APARTMENT
- LOUNGE & KITCHEN
- ENSUITE SHOWER ROOM
- ELECTRIC HEATING
- ALLOCATED PARKING
- SECURE ENTRANCE
- TWO BEDROOMS
- BATHROOM
- DOUBLE GLAZING
- COMMUNAL GARDENS

A well presented, ground floor apartment, which would be ideal for first time buyers, landlords or anyone looking to downsize. This modern apartment is located near to a good range of shops, facilities and transport links including Acocks Green train station. Comprising secure entrance, private hallway, lounge opening onto the kitchen, two bedrooms, en suite shower room and bathroom. Further benefiting from electric heating, double glazing, communal gardens and allocated parking.

FRONT

Secure communal entry into the building and electric gates to the rear of the property

PRIVATE ENTRANCE HALL

Secure entry phone, electric storage heater, storage cupboard housing the water tanks, power and light points and doors to:-

LOUNGE

10'6 x 17'8 (3.20m x 5.38m)



Double glazed window to the rear, electric storage heater, power and light points and opening onto:-

KITCHEN

10' x 7'9 (3.05m x 2.36m)



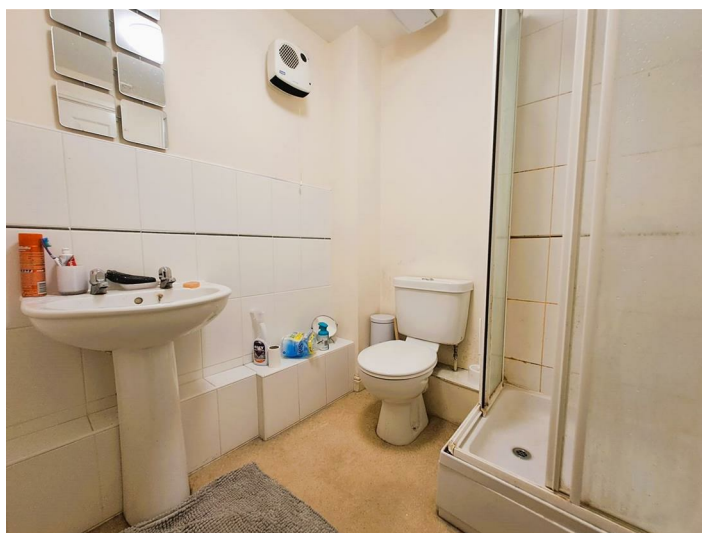
Fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainer with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset electric hob and extractor hood over and space and plumbing for other appliances. , double glazed window to the side, power and light points

BEDROOM ONE 9'6 x 15'5 (2.90m x 4.70m)



Double glazed window to the rear, electric storage heater, power and light points and door to:-

EN SUITE SHOWER ROOM



Fitted with a shower cubicle with an electric shower, pedestal sink and a low level flush WC. Tiling to splash prone areas, extractor fan and ceiling light point

BEDROOM TWO

7'8 max x 13'3 max (2.34m max x 4.04m max)



Double glazed window to the rear, electric storage heater, power and light points

BATHROOM

6'9 x 5'10 (2.06m x 1.78m)



Fitted with a paneled bath with a shower attachment, pedestal sink and a low level flush WC. Tiling to splash prone areas, heated towel rail, extractor fan and ceiling light point

OUTSIDE



To the rear of the property there is allocated parking and communal garden areas.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

Ground Floor

Approx. 61.7 sq. metres (664.3 sq. feet)



Total area: approx. 61.7 sq. metres (664.3 sq. feet)

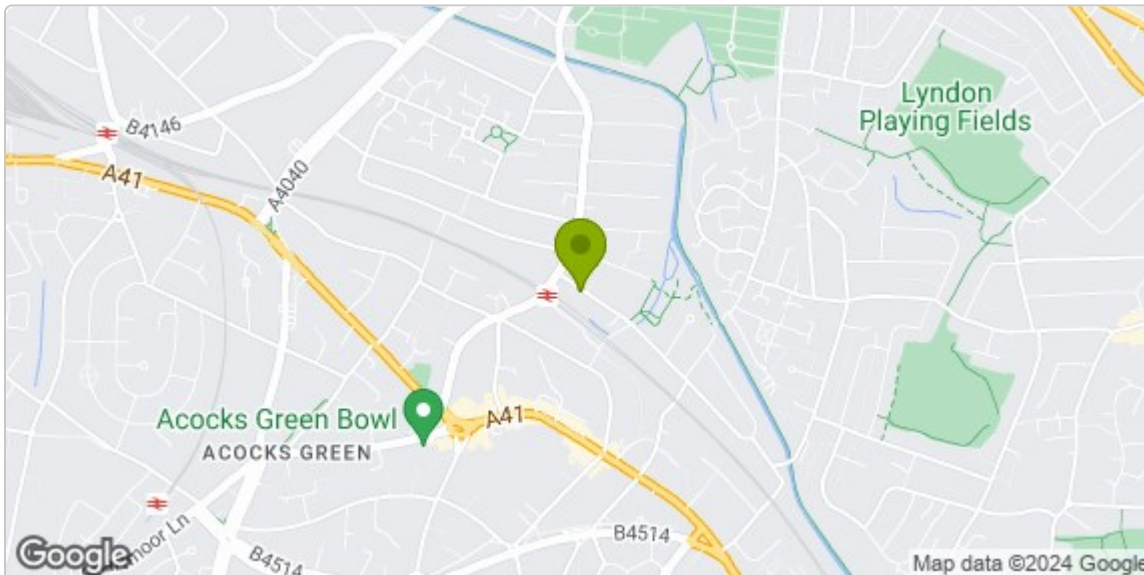
TENURE: We are advised that the property is **LEASEHOLD**

COUNCIL TAX BAND: B

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
Great Western Court The
Avenue Acocks Green
Birmingham B27 6NT

Council Tax Band: B

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 71 | 77 |
| England & Wales | EU Directive 2002/91/EC | |