



# Warwick Road, Acocks Green

**£125,000**

- DUPLEX APARTMENT
- ENTRANCE HALL
- KITCHEN
- RE FITTED SHOWER ROOM
- NO ONWARD CHAIN
- LOUNGE
- TWO BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING

CASH BUYERS ONLY - A spacious duplex apartment in a most convenient location on the Warwick Road in Acocks Green with no onward chain. This property would make the perfect first time purchase or buy to let investment and is located on the doorstep of a wealth of shops, facilities and transport links and comprising: entrance hall, lounge, kitchen, two bedrooms and a re fitted shower room. Further benefiting from central heating and double glazing.

### OUTSIDE

Secure communal entry door with stairs to the apartments. Walkway to a UPVC opaque double glazed door to:-

### LOBBY

Ceiling spot lights and opening onto:-

### ENTRANCE HALL

Stairs to the first floor, under stairs storage area, storage cupboards (with power currently housing a tumble drier), radiator, fuse box, power and light points and doors to:-

### LOUNGE

**10'10 max x 15'2 (3.30m max x 4.62m)**



Two double glazed windows to the front, radiator, power and light points

### KITCHEN

**7'9 x 11'10 (2.36m x 3.61m)**



Fitted with a range of eye level, drawer and base unit with a work surface over incorporating a one and a half bowl stainless steel sink/drainer with mixer tap and metro style

tiling to splash prone areas. Fitted electric oven with an inset ceramic hob and extractor hood over and an integrated fridge and freezer. Double glazed window to the front, radiator, laminate flooring, power and light points

### BEDROOM TWO

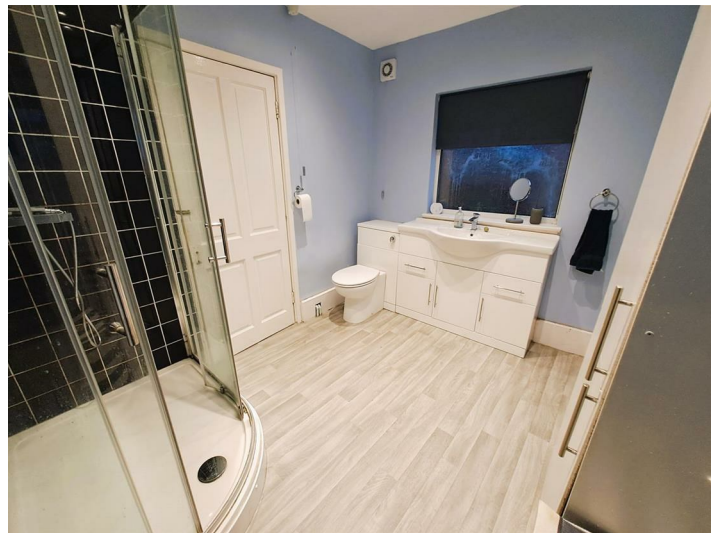
**12'9 max x 10'11 (3.89m max x 3.33m)**



Double glazed window to the front, radiator, power and light points

### RE FITTED SHOWER ROOM

**7'11 max x 9'5 (2.41m max x 2.87m )**



Re fitted with a shower cubicle with a bar shower and a rainfall shower head, vanity sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the side, heated towel rail, extractor fan and ceiling spot lights

### BEDROOM ONE

**15'11 min x 18'1 to eaves (4.85m min x 5.51m to eaves)**



The master bedroom is located on the first floor with two Velux windows, power and light points.

## 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.



Total area: approx. 86.6 sq. metres (932.3 sq. feet)

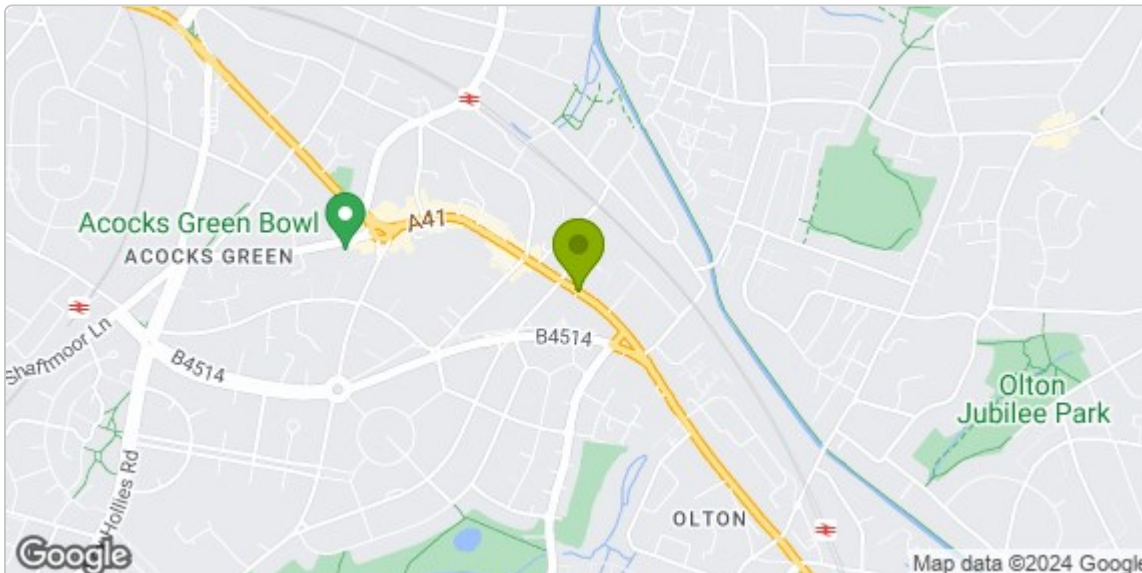
**TENURE:** We are advised that the property is **LEASEHOLD**

**COUNCIL TAX BAND:** A

**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:**  
1235 Warwick Road Acocks  
Green Birmingham B27 6PX

**Council Tax Band:** A

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