

Ninfield Road, Acocks Green

£109,950

- NO ONWARD CHAIN
- GROUND FLOOR FLAT
- LOUNGE
- BATHROOM
- DOUBLE GLAZING
- IDEAL INVESTMENT PROPERTY
- ONE BEDROOM
- KITCHEN
- CENTRAL HEATING

A ground floor flat in a convenient location and offering with no onward chain. This blank canvas of a property is ideally suited to a first time buyer or investor and is located near to a range of shops, facilities and transport links. Comprising: communal entrance, private entrance hall, lounge, kitchen, bedrooms and bathroom. Further benefiting from central heating and double glazing

COMMUNAL ENTRANCE

Approached via a hardwood glazed door into;

ENTRANCE HALL

Two storage cupboards, radiator, laminate flooring, ceiling light point, power point and doors to;

BEDROOM

10'3 x 11'9 (3.12m x 3.58m)



Double glazed window to the rear, radiator, vinyl flooring, ceiling light and power points.

LOUNGE

14'10 x 10'3 (4.52m x 3.12m)



UPVC double glazed patio doors to the rear, double glazed window to rear, radiator, ceiling light and power points.

KITCHEN

7'6 x 8'8 (2.29m x 2.64m)



Being fitted with wall and base units, worktop over incorporating a sink and drainer unit with mixer tap over, tiling to splash prone areas and breakfast bar. Space and plumbing for appliances. Double glazed window to the front, radiator, ceiling light and power points.

BATHROOM



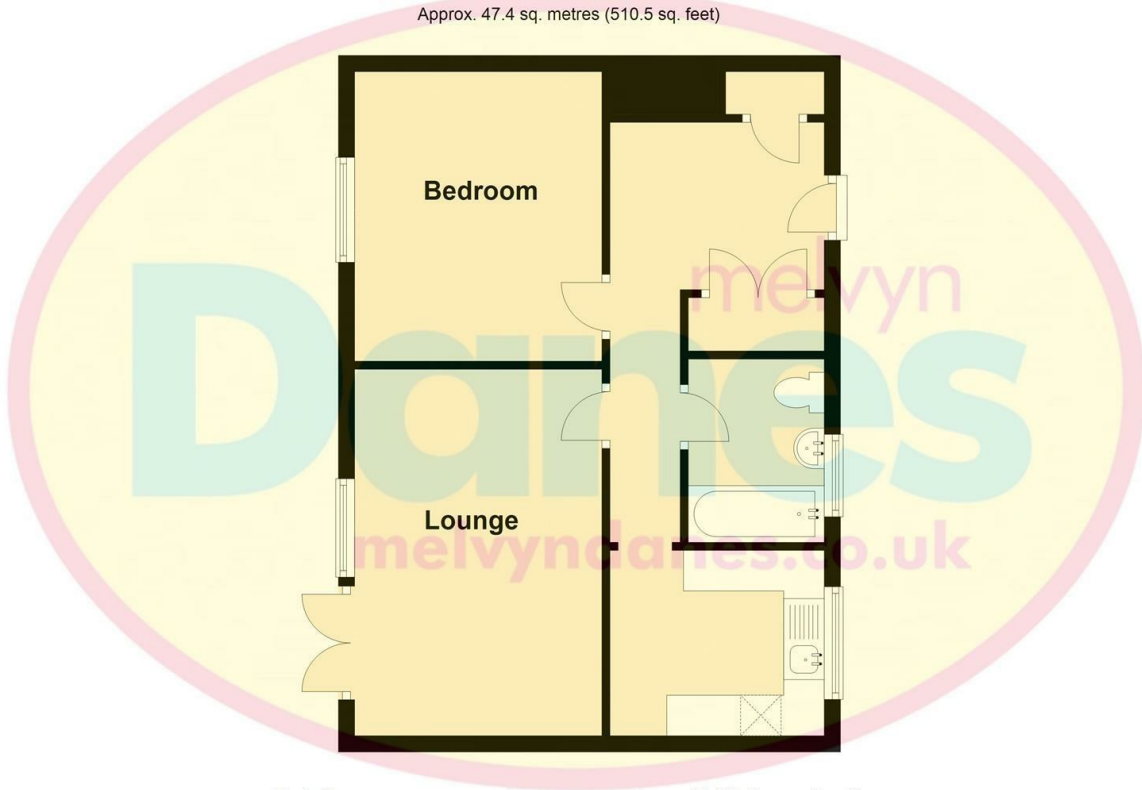
Fitted with a three piece suite comprising; panelled bath with electric shower over, wash hand basin and low level W.C. Opaque double glazed window to front, heated towel rail, tiled floor and ceiling light point.

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 Flat

Approx. 47.4 sq. metres (510.5 sq. feet)



Total area: approx. 47.4 sq. metres (510.5 sq. feet)

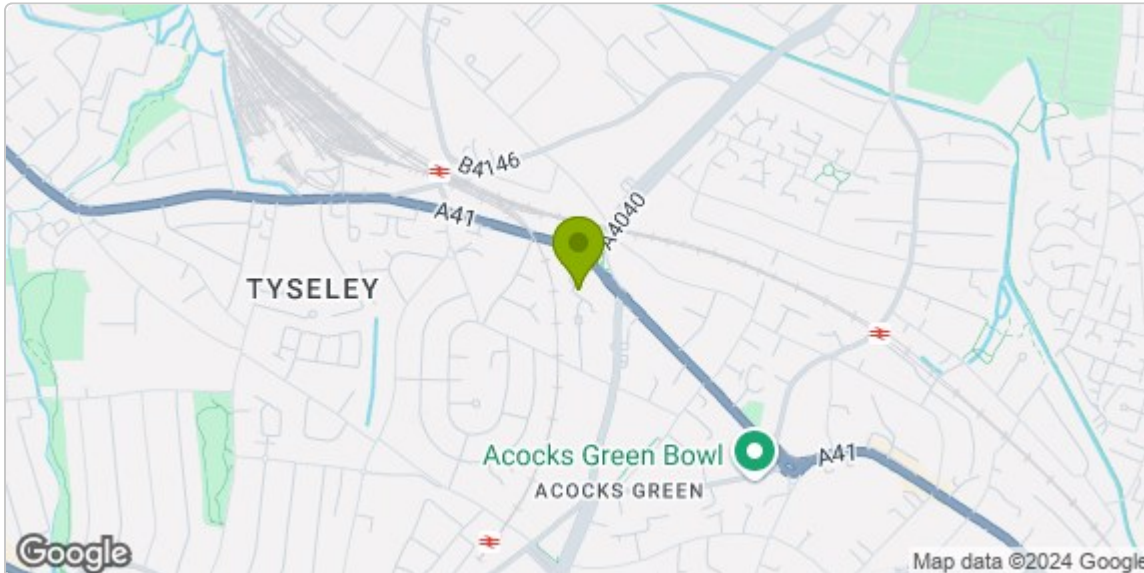
TENURE: We are advised that the property is LEASEHOLD

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:
92 Ninfield Road Acocks Green
Birmingham B27 7TS

Council Tax Band: A

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	73
England & Wales	EU Directive 2002/91/EC	