



Hazelwood Road, Acocks Green, Birmingham, West Midlands, B27 7XQ

£139,950

**Hawkins & Patterson**  
ESTATE AGENTS



Solihull 0121 705 1515  
Henley-in-Arden 01564 795 757



sales@hawkinspatterson.com  
www.hawkinspatterson.com



110 High Street, Henley-in-Arden,  
Warwickshire, B95 5BS



## Hazelwood Road, Acocks Green, Birmingham, West Midlands, B27 7XQ

Ideal investment property/ FTB. A two bedroomed second (top) floor flat which benefits from being situated close to most local amenities including: Acocks Green Shopping Centre, various schools, public transport to and from Birmingham City Centre, Solihull Town Centre and most other local surrounding districts.

### LOCATION

Conveniently situated within walking distance of Acocks Green Village 'Green' as know by locals. Offering a wide selection of shops and restaurants. The property is in close proximity to the M42 and M6, making it an ideal location for commuters.

The village also benefits from a train station which connects to Birmingham city centre, Solihull and Warwick. Birmingham International Airport and the National Exhibition Centre are a short drive away. Solihull Town centre offers an excellent choice of shopping facilities including Touchwood, John Lewis & Waitrose.

### APPROACH

Access is gained via a communal path with lawned gardens. There is a communal entrance door with intercom security system leading through to a communal hall with stairs off to the upper floors, the apartment is situated on the second (top) floor with an entrance door through to;

### ENTRANCE HALL

Built in storage cupboard, radiator, double cloaks cupboard with hanging pegs, shelving and newly installed trip switch consumer unit.

### LOUNGE/ DINING ROOM

Two double glazed windows to front, radiator, two built in cupboards.







## KITCHEN

Refitted white gloss fronted base, wall and drawer units with roll top worksurfaces, sink drainer unit, double glazed window to rear, brand new electric cooker (available via separate negotiation) , plumbing and space for washing machine.

## BEDROOM ONE

Double glazed window to rear and radiator.

## BEDROOM TWO

Double glazed window to front, radiator, two built in cupboard.

## BATHROOM

White suite, pedestal wash basin, WC, panelled bath with Triton electric shower over, Expelair extractor, tiled splash backs.

## OUTSIDE

There are communal garden surrounding the flats with areas of laid lawn, sitting areas, paved path's and external lighting. There is a communal car park for residents and guests.

We have been advised there are 88 years remaining on the lease. Service charge is £854.00 per annum.

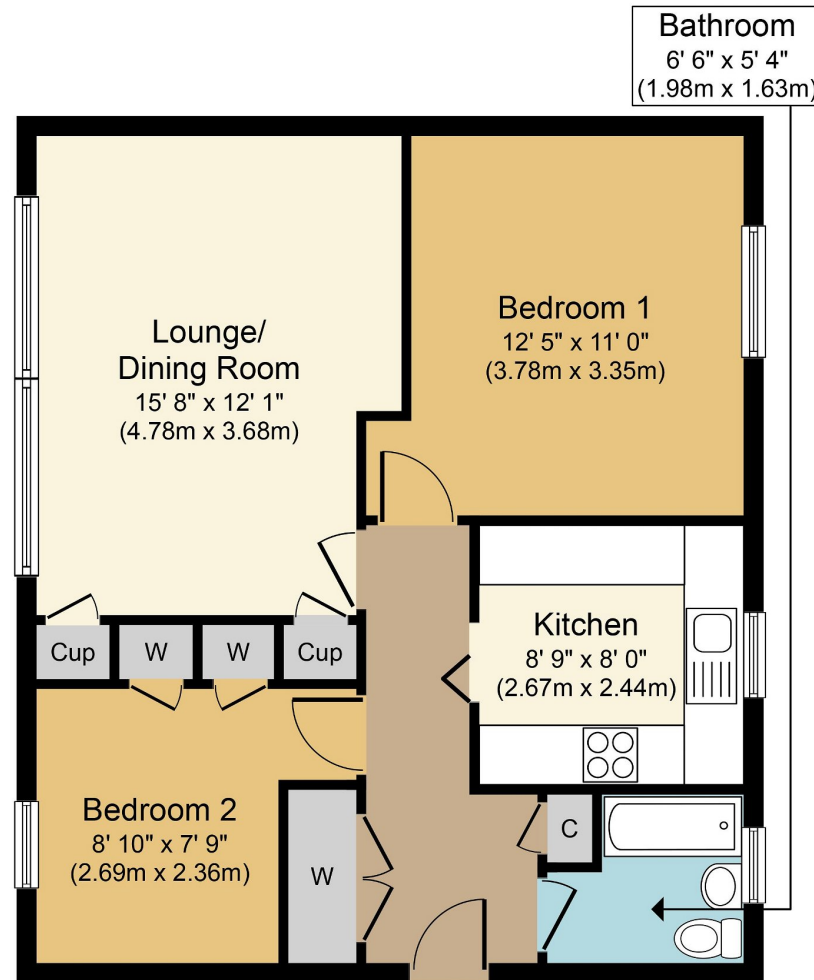






### Energy Efficiency Rating

	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>		59
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		



**Approx. Gross Internal Floor Area 641 sq. ft. (59.6 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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