



119 Vine Lane

Acocks Green, Birmingham, B27 6SY

Offers In The Region Of £150,000



****TWO BEDROOM, FIRST FLOOR APARTMENT WITH NO UPWARD CHAIN**** This two bedroom, first floor apartment located in this popular development close to Acocks Green Village. With great access to commuter routes to Solihull, Birmingham City Centre and further local amenities. The property in brief comprises: secure entrance door, communal hallway, inner lobby area, hallway, living room with Juliet balcony, kitchen, apartment bathroom, bedroom one with ensuite shower room and second bedroom. With access to communal gardens, an allocated parking space, double glazing and central heating. The property has no upward chain! EPC rating C. To arrange a viewing for this property, please contact our Kings Norton Office.



Approach

This first floor two bedroom property is approached via a secure front entry door opening into communal hallway with stairs giving rise to the first floor accommodation with front entry door opening into:

Inner Lobby Area

With central heating radiator, wall mounted fuse box, ceiling light point and further door opening into:

Hallway

With central heating radiator, ceiling light point, wall mounted intercom system, door opening into useful storage cupboard and further doors opening into:

Living Room

13'2" x 15'0" (4.018 x 4.580)

With two ceiling light points, central heating radiator and double glazed French doors to the front aspect with Juliette balcony.

Kitchen

9'4" x 9'8" (2.845 x 2.949)

With double glazed window to the rear aspect, tiling to splash backs areas, a selection of wall and base units, space facility for washing machine, space facility for a slimline dishwasher, integrated oven with four ring burner gas hob, space facility for fridge freezer, ceiling light point and central heating radiator.

Bedroom One

10'9" max x 10'10" max (3.278 max x 3.326 max)

With two double glazed windows to the front aspect, central heating radiator, ceiling light point and door opening into:

En-Suite

5'8" x 4'7" max (1.738 x 1.411 max)

With low flush push button WC, central heating radiator, ceiling mounted extractor fan, corner walk-in shower cubicle with mains power shower over, wash hand basin on pedestal and tiling to splash backs areas.

Bedroom Two

8'7" x 13'1" (2.630 x 3.989)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bathroom

5'3" x 8'4" (1.603 x 2.542)

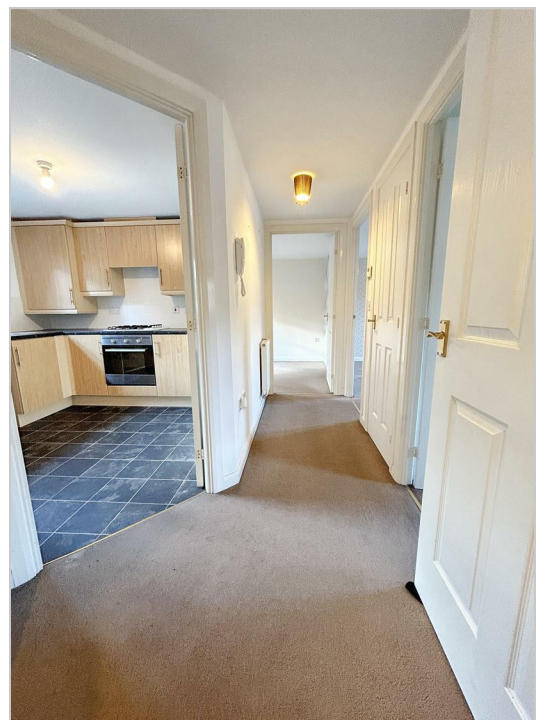
With obscured double glazed window to the rear aspect, low flush push button WC, bath with two taps over, wash hand basin on pedestal with two taps over, tiling to splash back areas and central heating radiator.

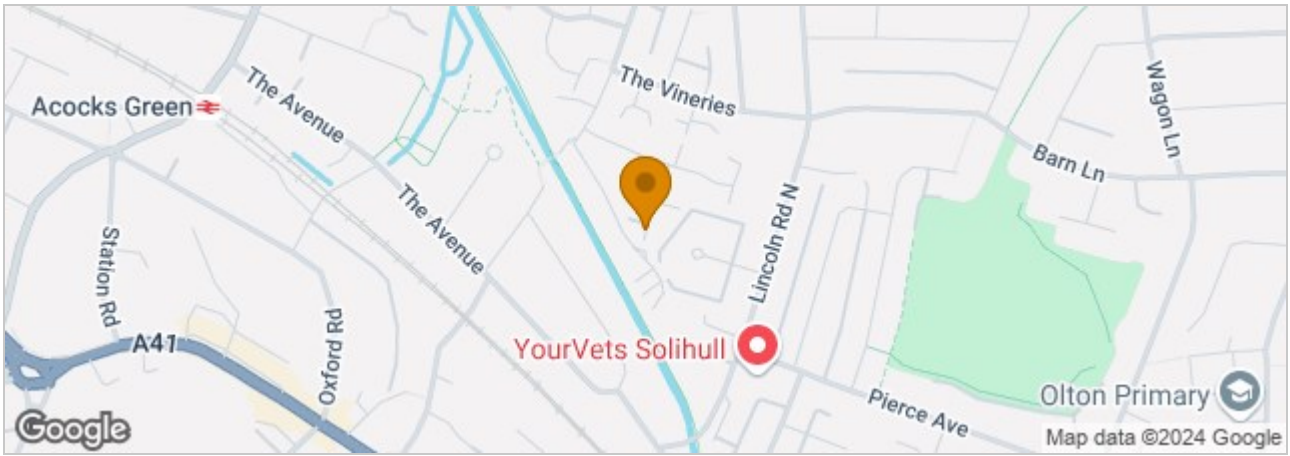
Parking

One allocated parking space.

Tenure

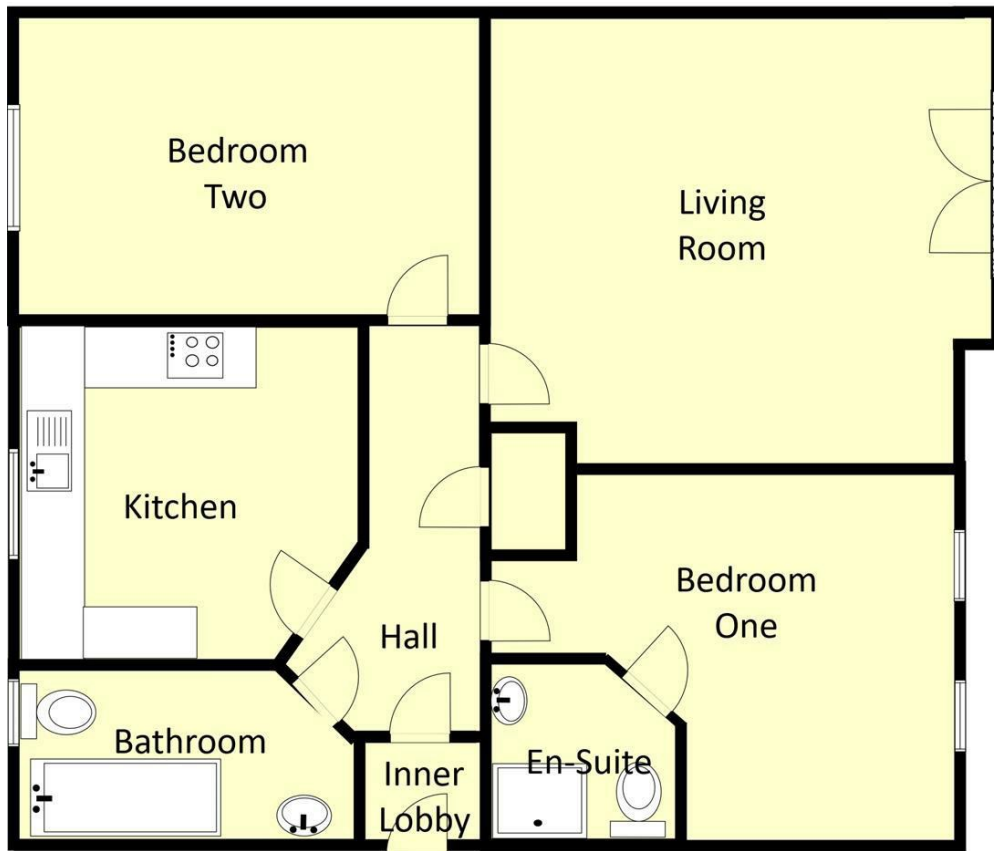
We have been informed by our vendors the property is Leasehold and that the lease term remaining is approximately 131 years, the ground rent is £201.36 and the service charges for 2024 is £1,470.05 (subject to confirmation from your legal representative).





Floor Plan

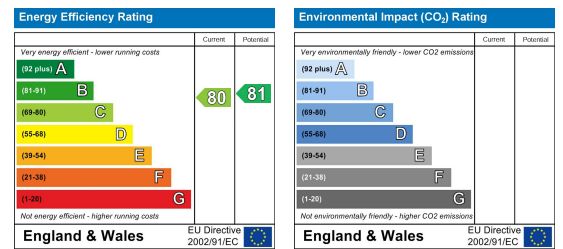
Vine Lane For illustrative purposes only, NOT to scale.



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.