

Warwick Road, Acocks Green, Birmingham B27 6RA
£94,950

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LETTINGS AND SALES

*****STAMP DUTY PAID!***** A top floor one bedroom flat located in the heart of Acocks Green with its plentiful local amenities and excellent access to transport links. The property also features electric heating, and well maintained communal areas. Briefly comprising of large lounge with decorative fireplace, fitted kitchen to include a range of wall and base units and integrated electric oven & hob, spacious double bedroom and part tiled bathroom with white suite to include bath with shower over. The property also benefits from having a secure gated parking space to the rear. The property is currently rented on a rolling monthly tenancy and is achieving an income of £7800pa.

Lounge/Diner

11'6" x 15'5" (3.50m x 4.70m)

Double glazed window to front, spacious lounge with carpet and decorative fireplace

Kitchen

6'7" x 6'6" (2.00m x 1.97m)

Double glazed window to front, fitted kitchen with a range of wall and base units to include an integrated electric hob and oven.

Bedroom 1

10'8" x 13'3" (3.24m x 4.05m)

Double glazed windows to side, large double bedroom with carpet

Bathroom

6'7" x 4'11" (2.00m x 1.51m)

Part tiled bathroom with white suite to include a bath with shower over, w/c and hand wash basin.

Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

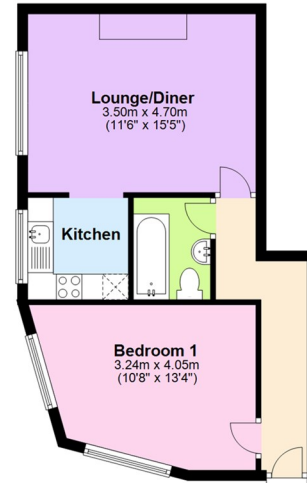
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Viewings

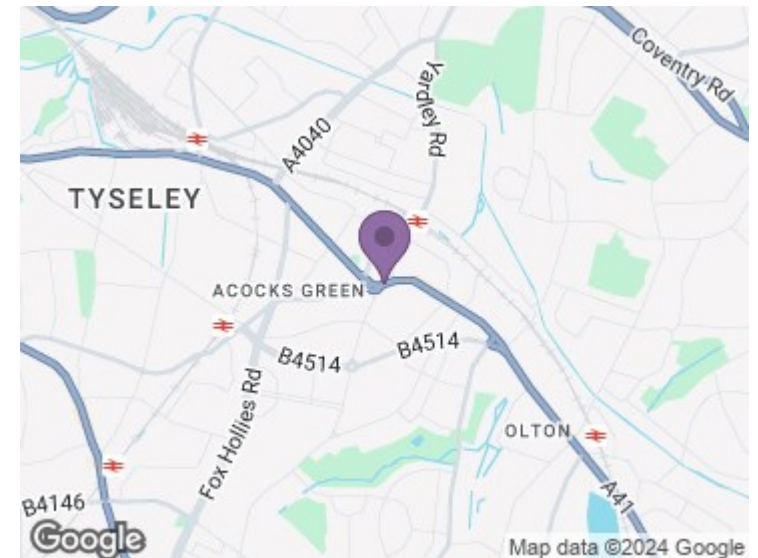
Viewings are strictly by appointment only via Archer Bassett.

Floor Plan
Approx. 42.7 sq. metres (459.2 sq. feet)



Total area: approx. 42.7 sq. metres (459.2 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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