

360°
VIRTUAL TOUR
ONLINE VIEWING



Sherbourne Court, Acocks Green, Birmingham B27 6AE
Offers Over £115,000

archerbassett
LETTINGS AND SALES

*****NO CHAIN - IDEAL FOR FIRST TIME BUYERS AND INVESTORS***** A spacious two double bedroom second floor apartment on a popular development close to local amenities with double glazing and electric storage heating. Briefly comprising of a generously sized lounge/diner with feature fireplace, fitted kitchen with gas cooker and under counter fridge/freezer, a part tiled bathroom with white suite to include bath, w/c and hand wash basin. Additional benefits include well kept communal gardens and secure entry phone system.

Hallway

8'10" x 15'1" (2.70m x 4.60m)

Hallway with laminate flooring and access to all rooms.

Lounge/Diner

15'5" x 10'10" (4.70m x 3.30m)

Double glazed window to rear, spacious lounge/diner with laminate flooring and feature fireplace.

Kitchen

5'7" x 13'5" (1.70m x 4.10m)

Dual aspect double glazed windows to front and side, fitted kitchen with range of wall and base units, with under counter fridge and freezer and gas cooker. Also includes a built in storage cupboard.

Storage

5'7" x 3'11" (1.70m x 1.20m)

Built in storage cupboard also including the boiler

Bathroom

5'7" x 8'5" (1.70m x 2.57m)

Double glazed window with privacy glass, part tiled bathroom with white suite including bath, w/c and hand wash basin

Bedroom 1

12'1" x 9'11" (3.68m x 3.02m)

Double glazed window to rear, double room with laminate flooring and built in large storage cupboard.

DISCLAIMER

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Bedroom 2

13'0" x 9'4" (3.96m x 2.84m)

Double glazed window to rear, double room with laminate flooring

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.

Viewing Arrangements

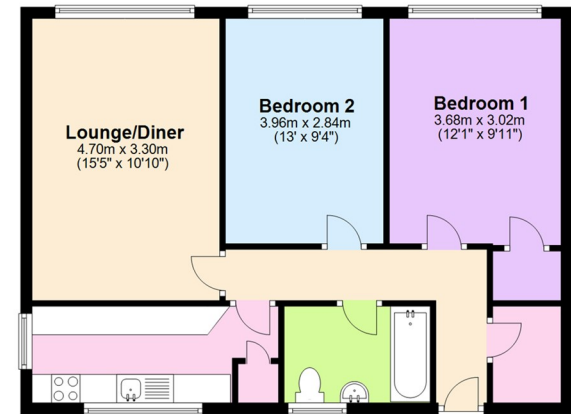
Viewings are strictly by appointment only via Archer Bassett.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

Floor Plan

Approx. 60.9 sq. metres (655.9 sq. feet)



Total area: approx. 60.9 sq. metres (655.9 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		41
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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