



# Victoria Road, Acocks Green

## Offers Around £139,950

- GROUND FLOOR APARTMENT
- THROUGH LOUNGE DINER
- TWO DOUBLE BEDROOMS
- GARAGE EN BLOC
- NO UPWARD CHAIN
- WELCOMING HALLWAY
- REFITTED KITCHEN
- REFITTED BATHROOM
- PARKING SPACE
- VIEWING ESSENTIAL

Digby Court is located on Victoria Road; and established residential road which connects Olton Boulevard with the main Warwick Road in Acocks Green village centre.

The thriving centre of Acocks Green is in close proximity to the property and boasts good shopping facilities and a range of hostelrys and cafes. There is also a railway station with regular services into Birmingham City Centre and bus services run through the centre of Acocks Green linking with Solihull, Birmingham and the surrounding suburbs.

This delightful and well proportioned property is located on the rear of the development offering an extra degree of peace and privacy. The property has been the subject of a comprehensive refurbishment by the current owner and really does require immediate internal inspection to avoid disappointment.

Sitting back from the road behind a private drive which leads to the garage and parking area, a paved pathway extends to a secure door with intercom access that opens to the

### **COMMUNAL ENTRANCE**

Having front door opening to the

### **WELCOMING RECEPTION HALLWAY**

Having two ceiling light points, central heating radiator, storage cupboard and doors radiating off to lounge diner, kitchen, two bedrooms and bathroom

### **THROUGH LOUNGE DINER**

**22'5" x 11'0" max (8'0" min) (6.83m x 3.35m max (2.44m min))**



Having UPVC double glazed windows to the front and rear, ceiling light point, two central heating radiators and feature fireplace with inset electric fire



### **REFITTED KITCHEN 10'0" x 7'10" (3.05m x 2.39m)**



Having UPVC double glazed window to the front, ceiling light point, wall mounted combi boiler and being fitted with a range of modern wall and base mounted storage units with roll edge work surfaces over having inset sink and drainer with mixer tap, integrated electric oven with gas hob and extractor canopy over, full height appliance space and space with plumbing for an automatic washing machine



**BEDROOM ONE**  
**10'5" x 10'0" (3.18m x 3.05m)**



Having UPVC double glazed window to the rear, built in wardrobe, ceiling light point and central heating radiator

**BEDROOM TWO**  
**10'5" x 8'5" (3.18m x 2.57m)**



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobe

**REFITTED BATHROOM**



Having UPVC double glazed window to the front, ceiling light

point, storage cupboard, central heating radiator, panelled bath with shower over and glazed screen, vanity unit with inset wash hand basin and low level WC

**OUTSIDE**

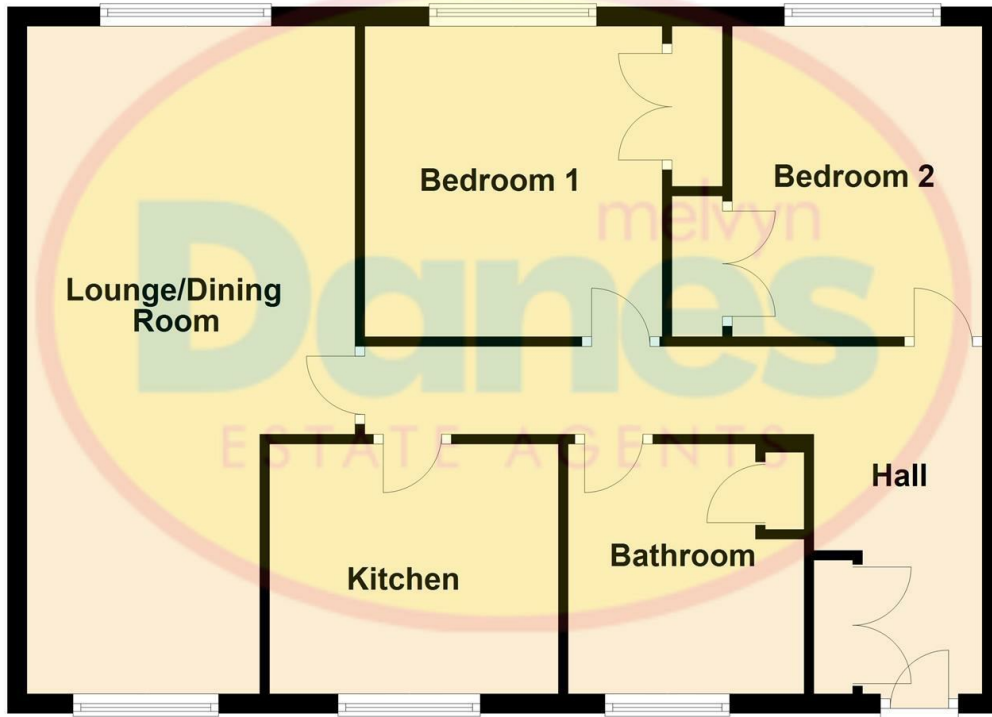
**SINGLE GARAGE**

Having up and over door with parking space in front

## 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



**TENURE:** We understand that the property is Leasehold with 86 years remaining and is subject to an annual ground rent of £150

**SERVICE CHARGE:** The vendor advises us that there is a half yearly service charge of £825 which includes the water rates and buildings insurance

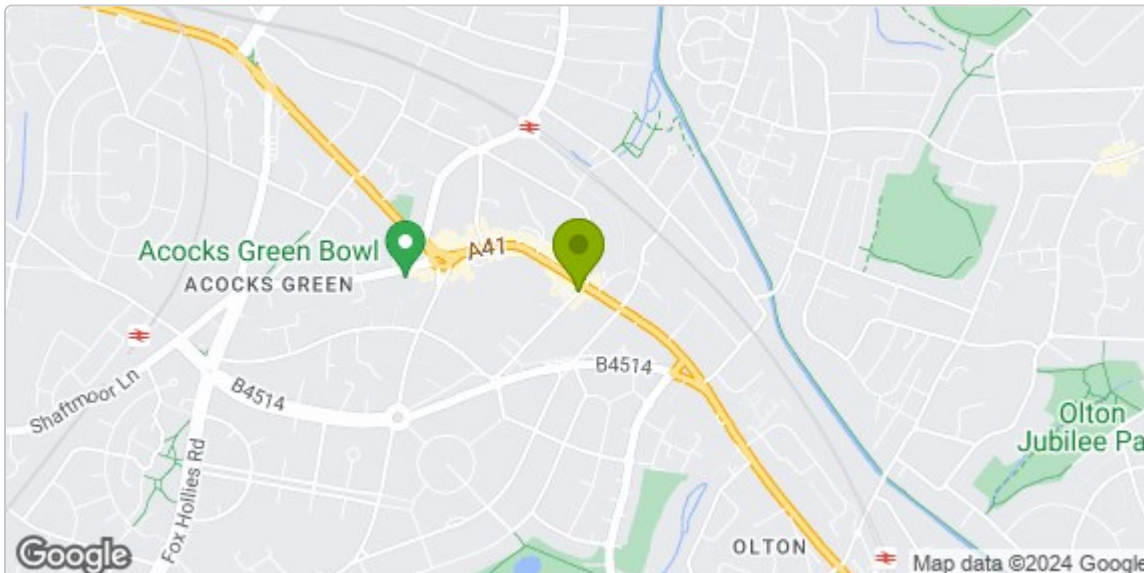
**COUNCIL TAX -Band B**

#### THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Full Postal Address:**  
7 Digby Court Victoria Road  
Acocks Green Birmingham  
B27 7XZ

**Council Tax Band: B**

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>	56	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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