

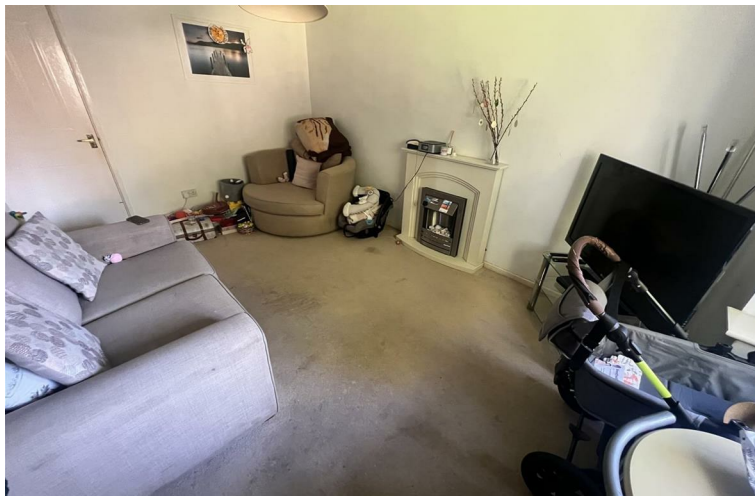


melvyn
Danes
ESTATE AGENTS

Gospel Lane
Acocks Green
Offers Around £105,000

Description

A well positioned, ground floor maisonette on this popular development. This lovely home has been well maintained by the current owners and is in close proximity to schools, shops and transport links. Situated in a cul de sac off shoot, this ground floor maisonette has accommodation comprising in brief of hallway, kitchen, lounge diner, double bedroom and shower room. There is a nice private outside space to the property and an allocated parking space. The property benefits from having no upward chain.



Accommodation

HALLWAY

KITCHEN

6'10" x 6'5" (2.08m x 1.96m)

LOUNGE/DINER

16'0" max x 10'3" (4.88m max x
3.12m)

INNER HALLWAY

BEDROOM

10'5" x 10'0" (3.18m x 3.05m)

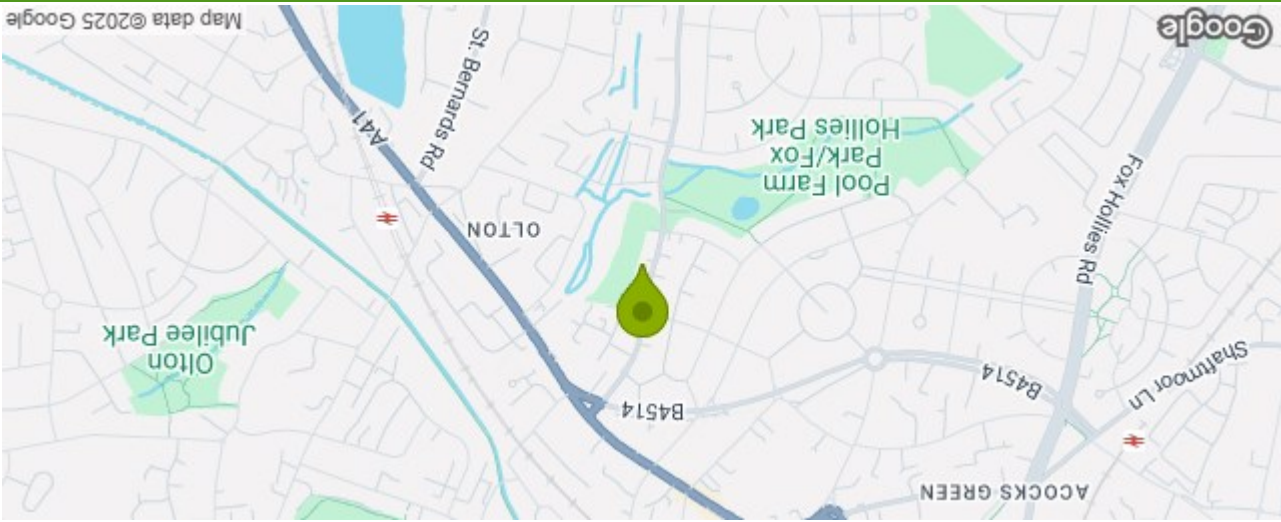
SHOWER ROOM

GARDEN

TENURE: We are advised that the property is Leasehold with 67 years remaining on the lease. There is no annual service charge and a ground rent of £50 per annum.

BROADBAND: We understand that the standard broadband download speed at the property is around 12 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 01/05/2025. Actual service availability at the property or speeds received may be different.

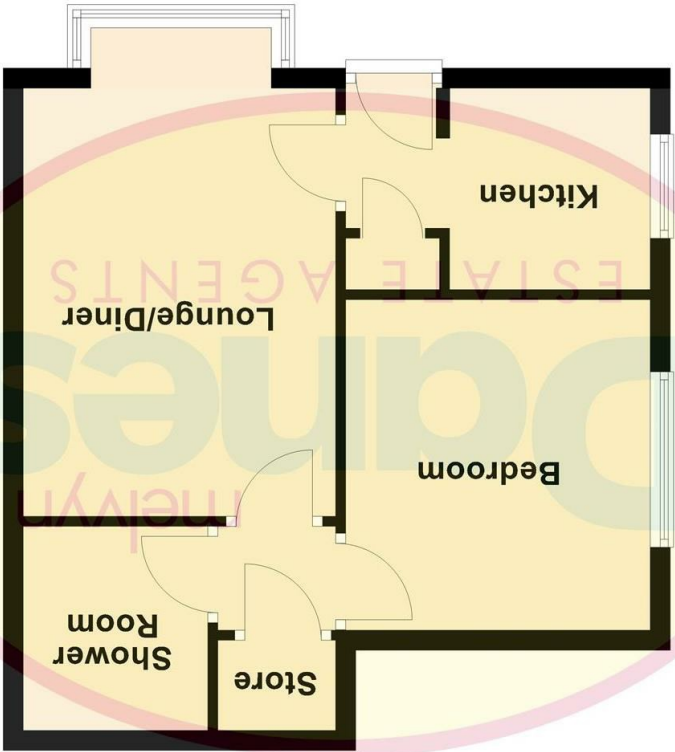
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.



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

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.

112 Gospel Lane Acocks Green Birmingham B27 7AD
Council Tax Band: B



Ground Floor