



## Denham Road Acocks Green, Birmingham

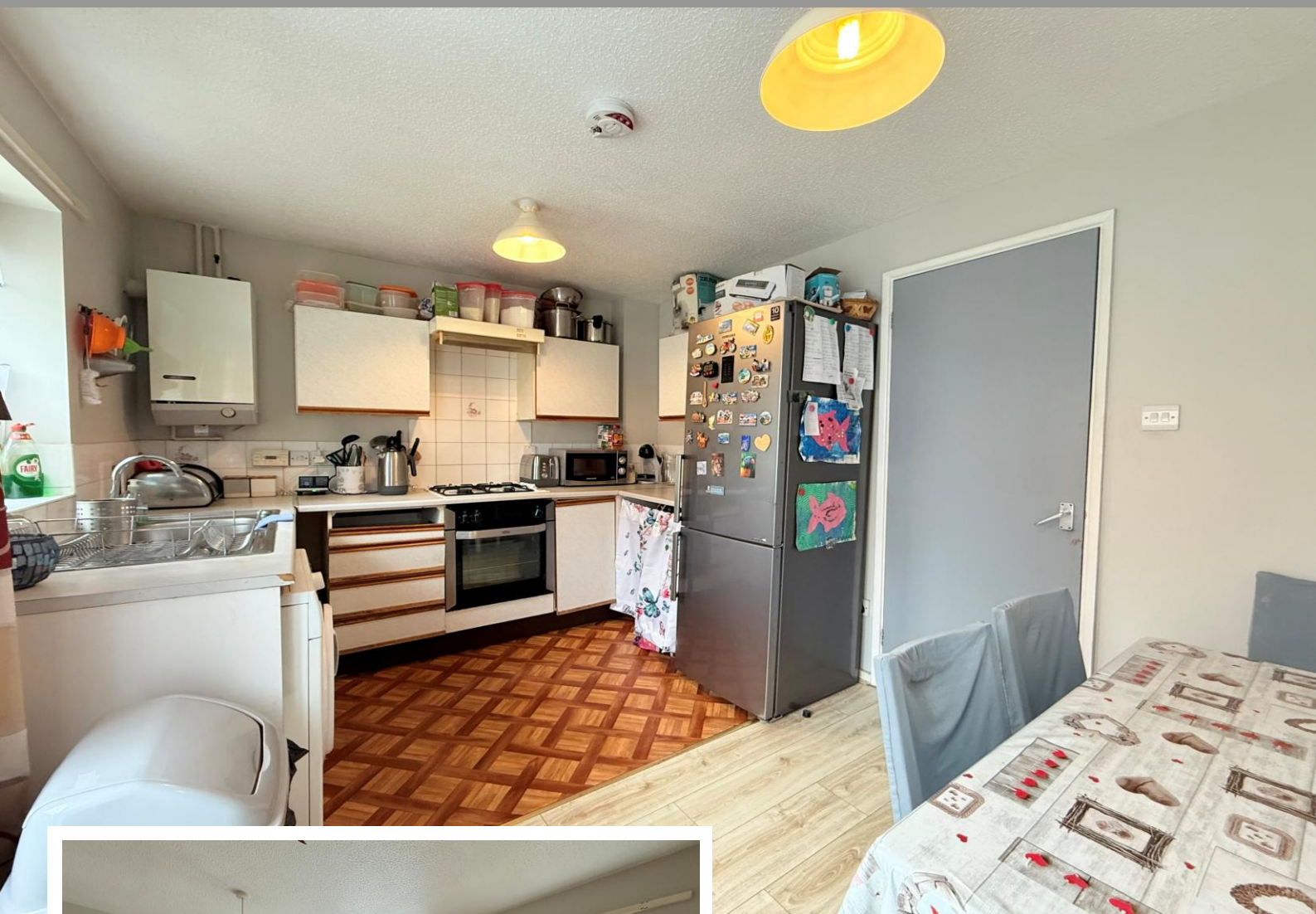
- A Modern Style Two Bedroom End-Terrace Property
- Fitted Kitchen/Diner & Re-Fitted Family Bathroom
- No Upward Chain
- Rear Garden & Driveway Parking

**£195,000**

Current EPC Rating - TBC  
Current Council Tax Band - C



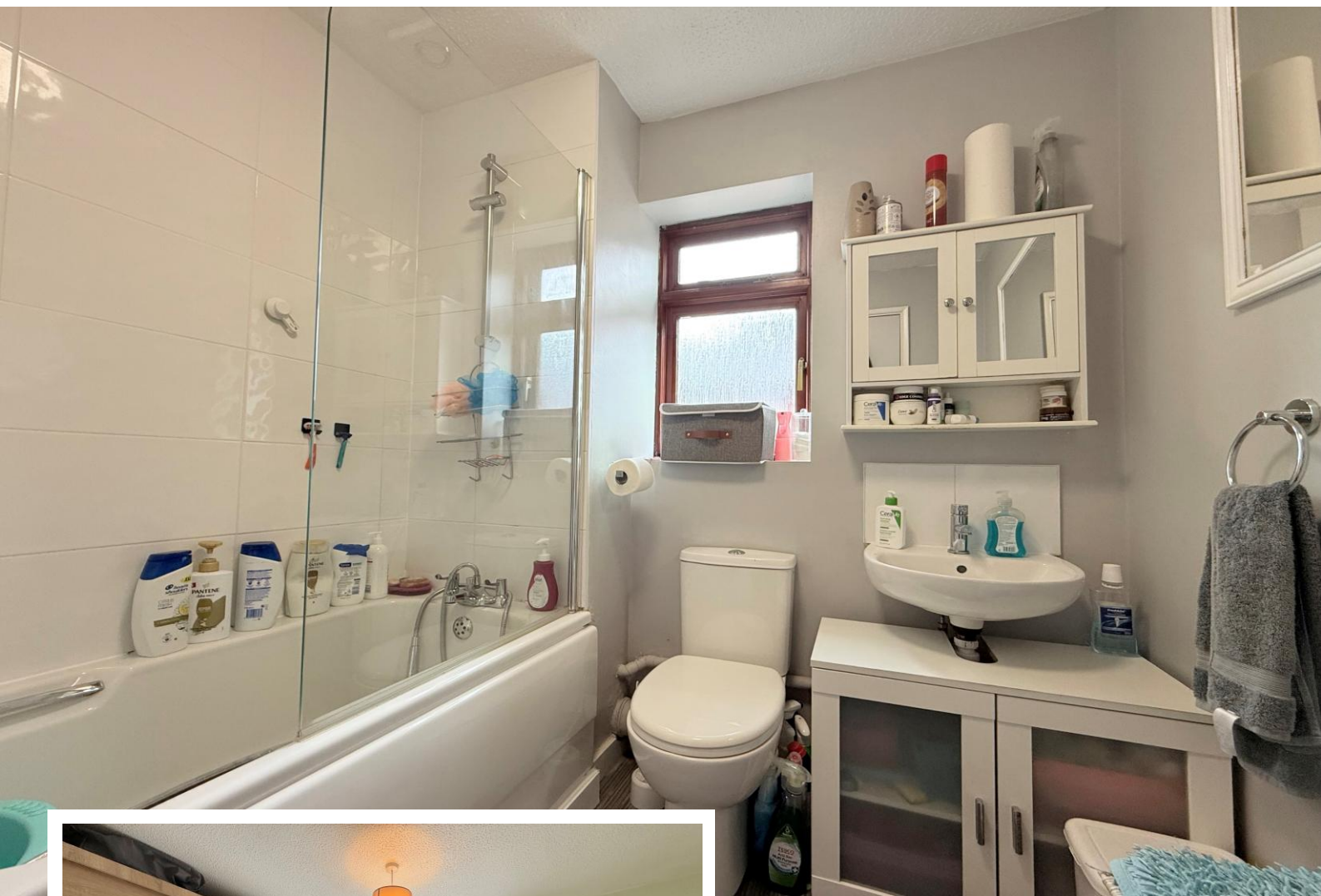




### Property Description

A modern style end-terrace property benefiting from no upward chain and offering accommodation comprising lounge, kitchen/diner, two good size bedrooms, re-fitted family bathroom, rear garden and driveway parking





## Rooms & Measurements

Lounge to Front 4.27m x 3.84m (14'0" x 12'7")

Kitchen/Diner to Rear 3.78m x 2.92m (12'5" x 9'7")

Bedroom One to Front 3.78m max x 2.87m max  
(12'5" max x 9'5" max)

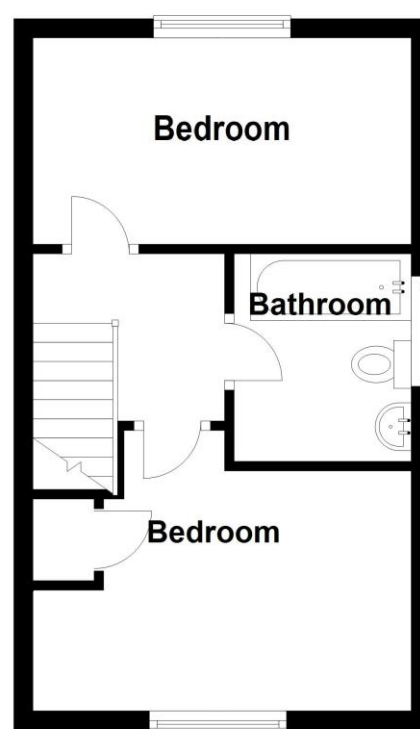
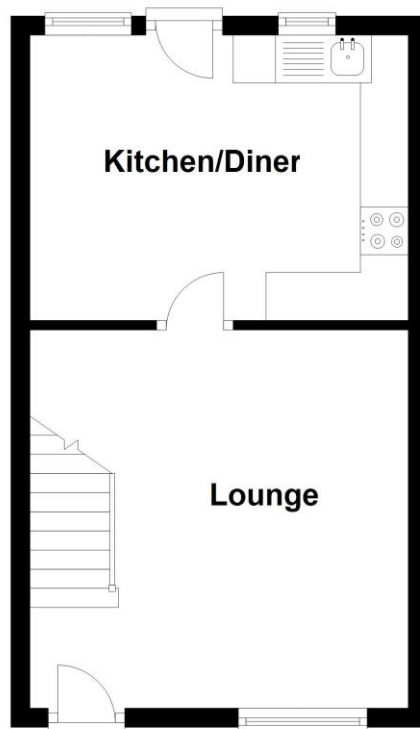
Bedroom Two to Rear 3.78m x 2.03m (12'5" x 6'8")

Re-Fitted Family Bathroom to Side 1.98m x 1.96m  
(6'6" x 6'5")

### Tenure

We are advised by the vendor that the property is leasehold with approx. 92 years remaining on the lease and a ground rent of approx. £150 per annum. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band – C





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.