

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * FIRST FLOOR APARTMENT
- * TWO DOUBLE BEDROOMS
- * OPEN PLAN LIVING ROOM / DINER
- * FITTED KITCHEN
- * FITTED BATHROOM
- * LONG LEASE & LOW SERVICE CHARGE
- * SINGLE GARAGE & CAR PARK
- * COMMUNAL GARDENS
- * PRIME LOCATION
- * TENANT IN SITU



Arden Court, Church Road, Perry Barr B42 2LF - Offers in the region of £125,000

Occupying a lovely position off Church Lane and benefiting from double glazing and electric heating (both were specified). Situated on the first floor the updated, well-presented interiors include, entrance hall, great sized lounge opening into fitted kitchen with appliances, excellent double bedroom with built in wardrobe space and single bedroom with further wardrobe space plus bathroom with white suite to include bath and shower over. Outside there are lovely mature communal gardens and communal parking. This fantastic property also offers single garage space. Viewing is essential to appreciate the standard of finish before you're too late! TENANT IN SITU.

Accessed via communal hallway leading into;

HALLWAY: 27'7 x 4'10max x 2'10min: Entrance hall with cupboard space and doors into;

LIVING/DINING ROOM: 17'4 x 11'1: A good size living and dining area with two double glazed windows to front and rear and door into;

KITCHEN: 7'7 x 7'11: Drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven and hob and extractor hood over, tiling to splashback and space and plumbing for fridge freezer and washing machine.

BEDROOM ONE: 13'2max x 9'0(wardrobe) / 11'8: A good size double bedroom with built in wardrobe system and double glazed window to front.

BEDROOM TWO: 13'10max x 10'4min / 6'4max x 2'8min: A further good size room, fitted wardrobe and double glazed window to front.

BATHROOM: 6'9 x 5'10: White suite with panelled bath and shower over, wash hand basin and close couple W.C.

TENURE: We have been informed by the vendors that property is Leasehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: A.

VIEWING: Recommended via Acres on 0121 358 6222.

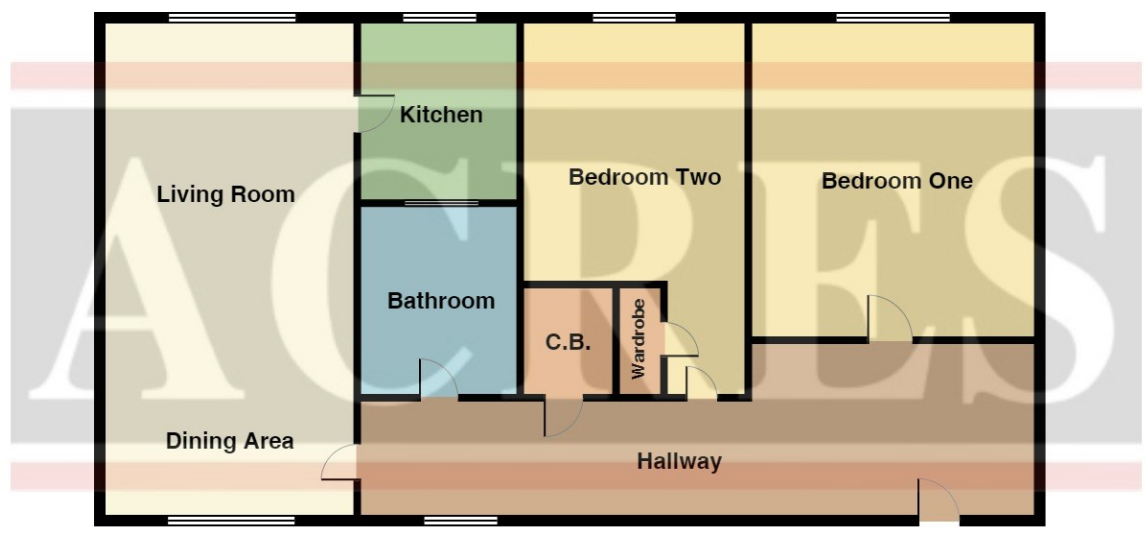


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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Arden Court, Church Road, Perry Barr



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

ARDEN COURT, CHURCH ROAD, PERRY BARR B42 2LF