

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Great Western Court

The Avenue, Acocks Green, B27 6NT

£130,000



Council Tax:



# 8 Great Western Court

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£130,000



## Information

Great Western Court is a charming two-bedroom property that perfectly balances modern living with comfort. The main bedroom boasts an ensuite bathroom for added privacy and convenience. The property features an inviting open-plan kitchen and living area, designed to maximize space and light, making it an ideal setting for both relaxing and entertaining. Both bedrooms are spacious doubles, offering plenty of room for furniture and storage, making this home an excellent choice for professionals, couples, or small families.

## Lounge

Open plan kitchen and living, double glazed windows, electric storage heater and light points.

## Bedroom One

A double-glazed window, electric storage heater, light points, door leading to En Suite Shower Room: Featuring a shower cubicle with an electric shower, pedestal sink, and low-level flush Wc, tiling in splash-prone areas, extractor fan and a ceiling light.

## Bedroom Two

Double-glazed window, electric storage heater and light points.

## Bathroom

Panelled bath with a shower over, hand wash basin, low-level flush WC. tiling in splash-prone areas, heated towel rail, extractor fan and a ceiling light.

## Outside

Allocated parking for two cars and communal garden.





## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



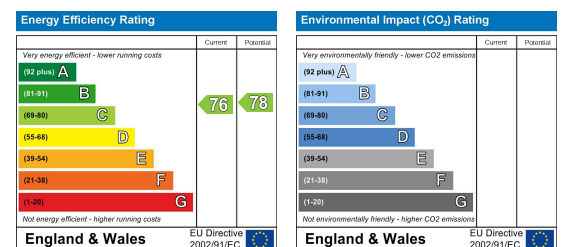
Total floor area 60.9 m<sup>2</sup> (656 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
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