

11 Great Western Court The Avenue,
Acocks Green, Birmingham, B27 6NT

**Offers in the Region Of
£124,995**



- First Floor Apartment in Modern Development
- Two Double Bedrooms (Master with En-Suite Shower Room)
- Bathroom
- EPC Rating: B (83)
- Open Plan Living Dining Kitchen with Integrated Appliances
- Lease circa. 124 Years Unexpired

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A SPACIOUS first floor apartment in a MODERN DEVELOPMENT with TWO DOUBLE BEDROOMS in a highly convenient location within Acocks Green. Viewings VITAL to appreciate accommodation on offer. Benefiting from UPVC double glazing and electric heaters, this ideal first time purchase comprises hallway, open plan living dining kitchen with integrated appliances, two double bedrooms (master with en-suite shower room with WC), bathroom with WC and allocated parking space.

Offered with NO UPWARD CHAIN.

Property Tenure
Leasehold

Council Tax Band
B

EPC
B

Location
The property is situated on The Avenue, near the junction with Yardley Road (B4146) in a residential location, conveniently located circa:

- 100 metres from Acocks Green Train Station.
- Circa. 380 metres from Acocks Green Shopping Parade along Warwick Road.
- 2 miles from Heartlands Hospital.
- 3.1 miles from Solihull Town Centre.
- 4 miles from Birmingham City Centre.

Description
A first floor apartment in a modern three storey development built circa. 2005. Benefiting from uPVC double glazing and electric heaters.

Accommodation
Please refer to floor plan for room measurements.

Apartment
Hallway, open plan living room / kitchen with integrated appliances, bedroom one (double) with en-suite shower room with WC, bedroom two (double), bathroom with WC.

Communal Areas

Secure communal entrance hallway, stairs and corridors.

Outside
With secure gated residents parking area, with flat benefiting from allocated parking space.

Lease
150 Years from 1st January 2005 (circa. 124 years unexpired).

Ground Rent
£293.14 per annum.

Service Charges
The service charges for the period 1st January 2026 to 31st December 2026 is £2,544.16.

Availability
The property is offered vacant with no upward chain.



Fixtures and Fittings: All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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11 Great Western Close

Approximate Gross Internal Area = 55.6 sq m / 598 sq ft

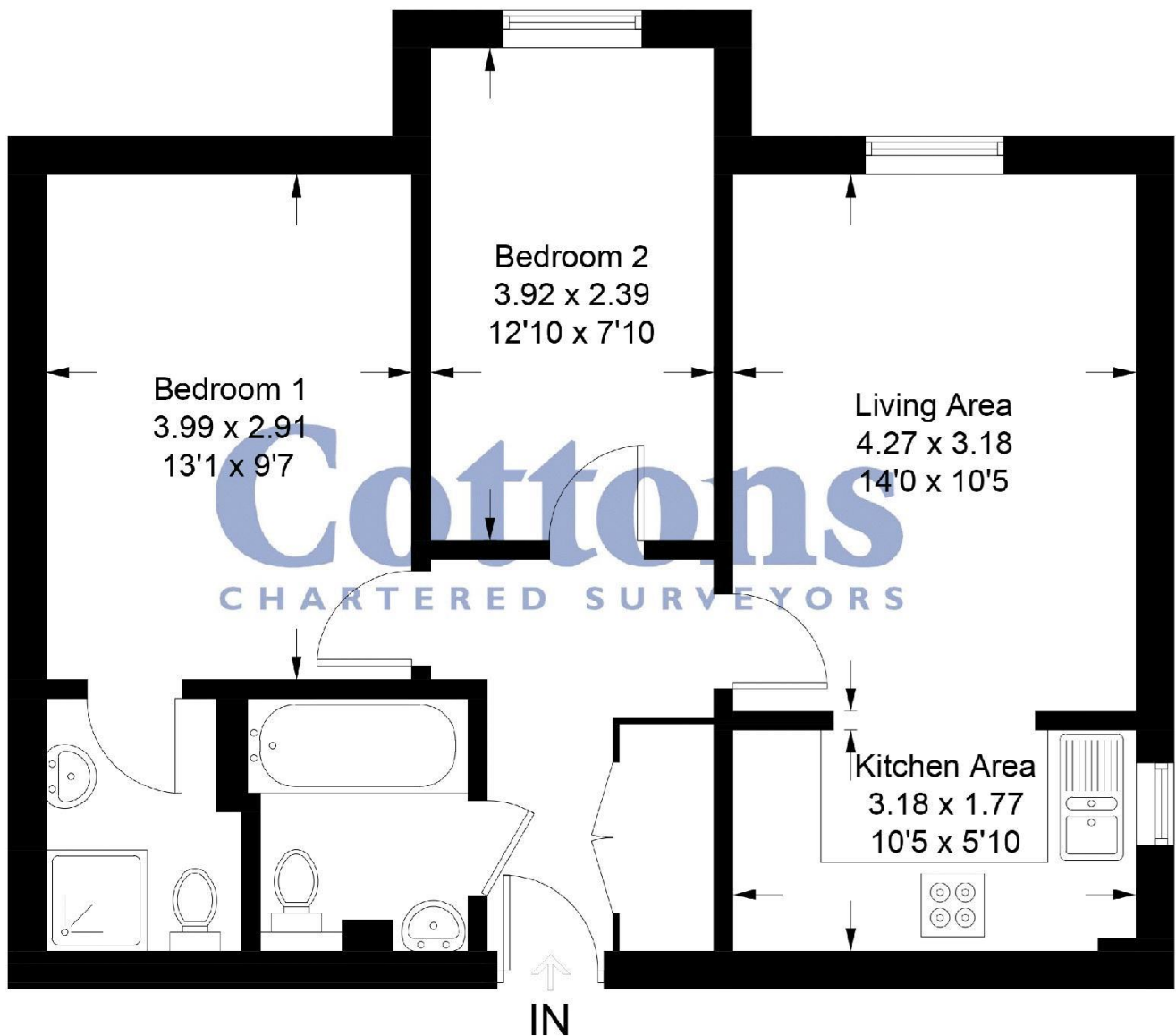


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