











Property Description

Homely two bedroom apartment, located on the first floor of a popular development in Acocks Green. Canal Court benefits from immediate links to local amenities and transport providing a convenient and practical setting in which to live. The property benefits from having double sized bedrooms with the master bedroom having an ensuite equipped with

Entrance Hallway

Spotlights, central heating radiator and storage cupboard.

Cloakroom

Central heating radiator.

Lounge

12' 10" x 15' 2" (3.91m x 4.62m)

Central heating radiator, electric fire and double glazed doors to juilet balcony.

Kitchen

9' 7" x 9' 3" (2.92m x 2.82m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric cooker, tiling to splash prone areas and spotlights.

Bedroom One

13' 10" x 10' 9" (4.22m x 3.28m)
Two double glazed windows to front elevation and central heating radiator.

En-Suite

W.C, wash hand basin, shower cubicle, extractor and central heating radiator.

Bedroom Two

13' 8" x 8' 6" (4.17m x 2.59m)
Double glazed window to rear elevation and central heating radiator.

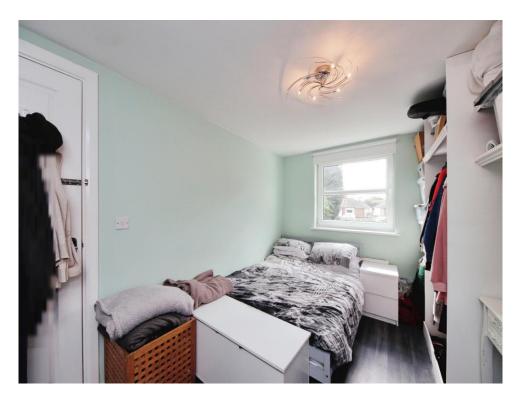
Bathroom

Double glazed obscure window to rear elevation, W.C, wash hand basin, bath with shower over, central heating radiator and storage unit with mirror.

















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To view this property please contact Burchell Edwards on

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183 Stratford Road Shirley EPC Rating: B Tenure: Leasehold SOLIHULL B90 3AU

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. So the measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any appliances.

To check the working condition of any appliances.

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