



**34 Sherbourne Court, Sherbourne Road, Birmingham, B27 6AE**  
**Offers In The Region Of £130,000**



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## Property Description

The property is accessed via a secure communal entrance door leading into a communal hallway with a UPVC double glazed door leading into

### Entrance Hallway

With two ceiling light points, radiator, storage cupboards, laminate flooring, security intercom phone and door leading off to

### Spacious Lounge to Front

With UPVC double glazed window to front elevation, ceiling mounted smoke alarm, two wall mounted radiators, wood effect flooring and ceiling light point

### Dual Aspect Re-Fitted Kitchen

Fitted with a range of wall, base and drawer units with a work surface, sink and drainer unit with mixer tap over. Space for freestanding gas cooker with extractor hood over, space and plumbing for washing machine and space for under counter fridge and freezer. Cupboard housing a wall mounted gas central heating boiler, ceiling mounted smoke alarm, tiling to splash back areas and tiled floor, radiator, ceiling light point and double glazed windows to the side and rear aspects

### Bedroom One to Front

With double glazed window to front elevation, radiator and ceiling light point and storage cupboard.

### Bedroom Two to Front

With double glazed window to front elevation, radiator and ceiling light point

### Shower Room to Rear

Being fitted with a white suite comprising of a panel bath with over shower, pedestal wash hand basin and a low flush W.C. Radiator, grey tiling flooring, ceiling light point and an obscure double glazed window to the rear elevation

### External

The property benefits from well maintained communal grounds

## Area Description - Acocks Green

Acocks Green is a suburb of Birmingham, located in the West Midlands region of England. It is situated approximately 5 miles southeast of the city centre and is easily accessible by public transport, including buses and trains.

Acocks Green has a range of local amenities including supermarkets, restaurants, and shops. There are also several parks and green spaces in the area, including the Acocks Green Village Trust Nature Reserve and the Robin Hood Lane Recreation Ground. The suburb has a number of cultural and recreational facilities, including the Acocks Green Library and the Acocks Green Leisure Centre.

In terms of transport links, Acocks Green is well-connected to the rest of the city and beyond. It has its own railway station, which provides regular services to Birmingham city centre and other destinations in the West Midlands region. The suburb is also served by a number of bus routes, which provide connections to other parts of Birmingham and the surrounding area.

## Disclaimer

Disclaimer - These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Leasehold

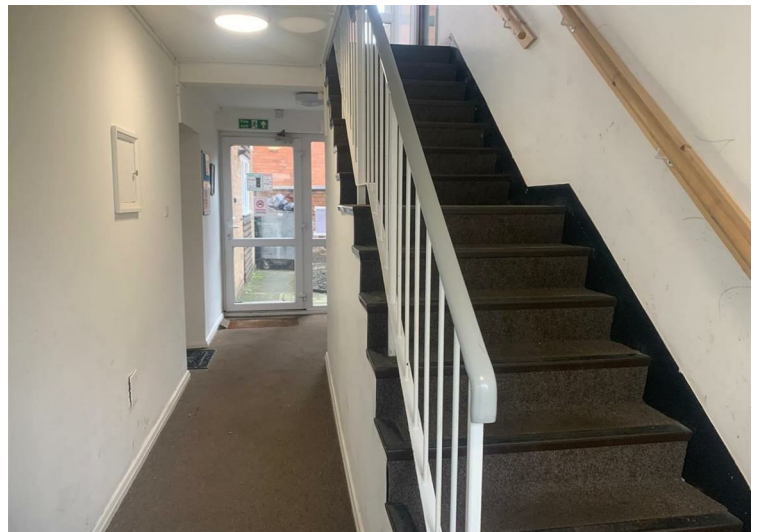
POSSESSION

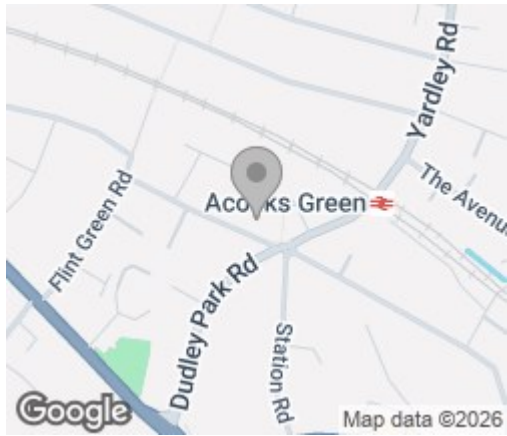
Vacant possession

VIEWING

Viewing strictly by appointment through Genie Homes

## TENURE

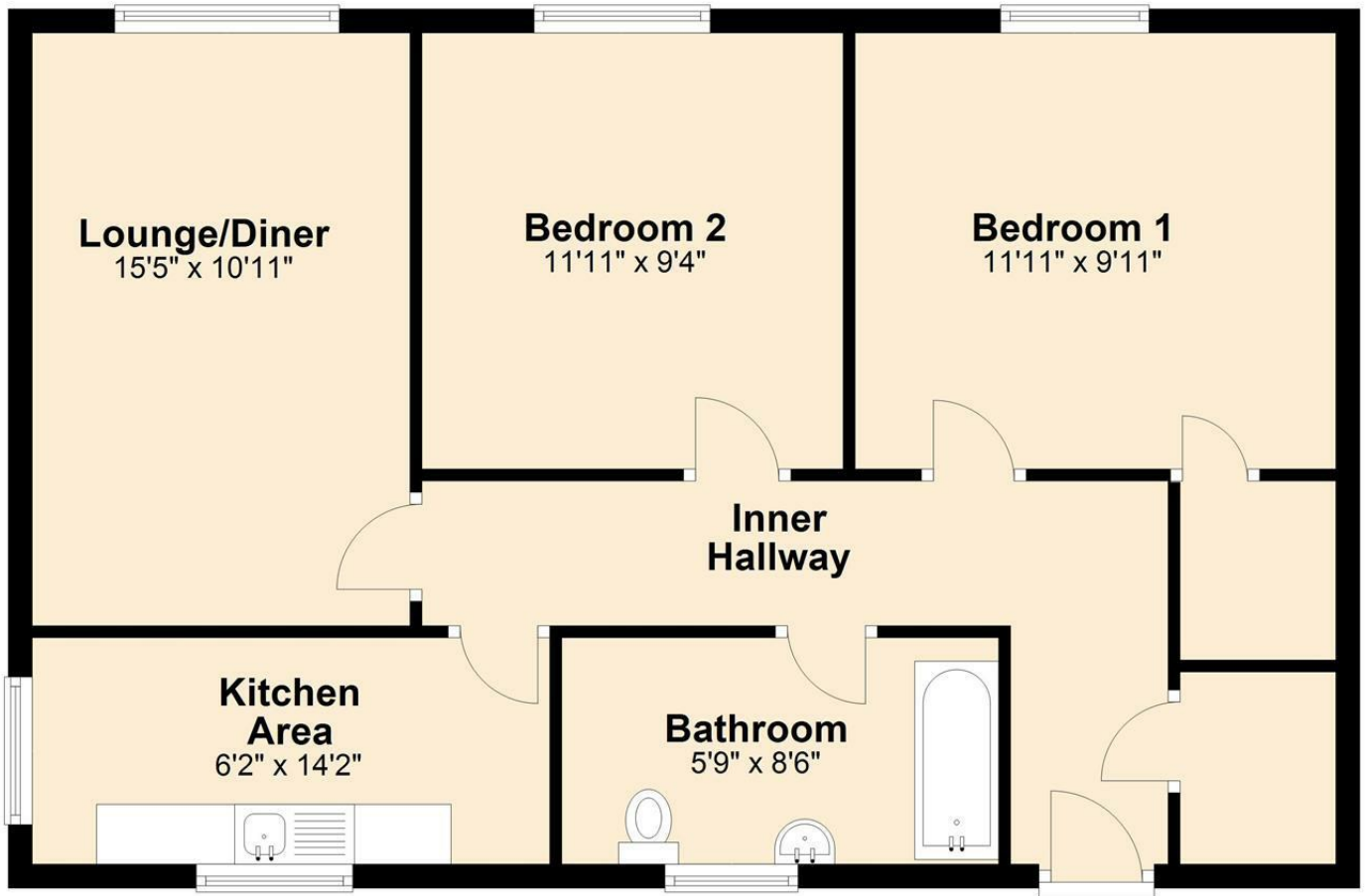




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>72</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Ground Floor

Approx. 425.5 sq. feet



Total area: approx. 425.5 sq. feet

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