

DRAKES

ESTATE AGENTS



Louise Court, 7 Victoria Road, Acocks Green, B27 7XZ

guide Price £65,000

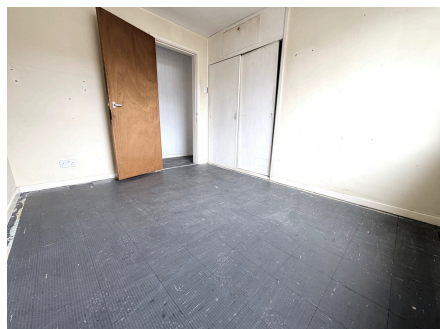
- ** Being Sold via Modern Method of Auction**
- CASH BUYERS ONLY DUE TO SHORT LEASE
- Ground Floor Flat Requiring Modernisation
- Two Double Bedrooms
- Kitchen
- Lounge Diner
- Bathroom & Separate WC
- Garage en Bloc
- Communal Parking & Communal Gardens
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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Lounge Diner - 6.91m x 3.28m max 2.26m min
(22'8" x 10'9" max 7'5"min)

Kitchen - 2.36m x 2.97m (7'9" x 9'9")

Bedroom One - 3.23m x 2.9m (10'7" x 9'6")

Bedroom Two - 3.2m x 2.59m (10'6" x 8'6")

Bathroom inc WC - 2.36m x 2.36m (7'9" x 7'9")

****Being sold via modern method of auction****
in collaboration with Brookvale Auctions this 2 bedroom ground floor flat is offered to CASH BUYERS ONLY due to a short lease. Requiring modernisation the property benefits from no upward chain, kitchen, bathroom, two double bedrooms, lounge diner, garage en bloc & communal gardens and parking.

Ground Floor
Approx. 68.9 sq. metres (741.7 sq. feet)

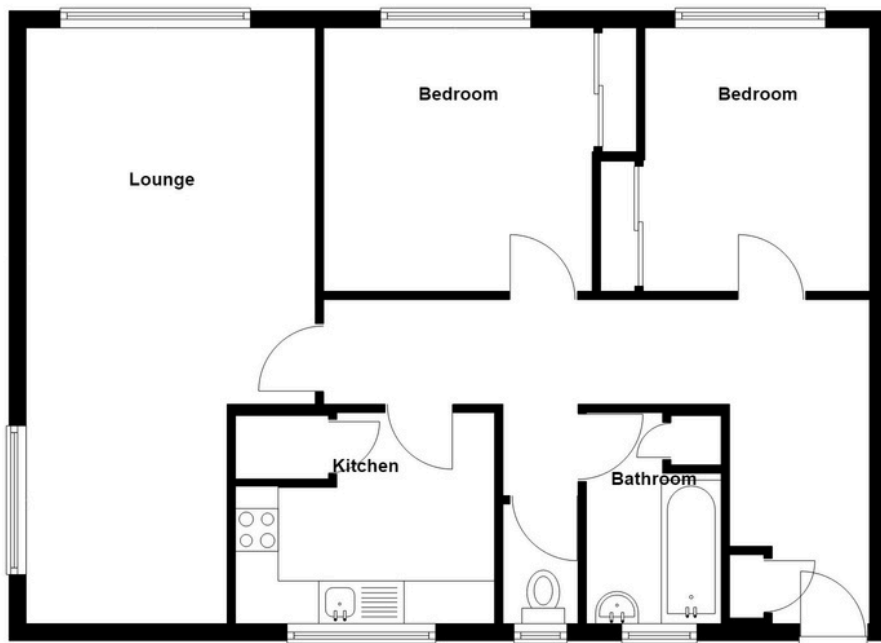
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	71
England & Wales		
EU Directive 2002/91/EC		

COUNCIL TAX BAND: B

EPC Rating: D

Tenure: Leasehold

The vendor advises that the property is Leasehold with approximately 39 years remaining on the lease, a service charge payable of approximately £1825 per annum and a ground rent payable of £25 per annum. Drakes Estate Agents will not be held responsible should this information be incorrect and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.



Total area: approx. 68.9 sq. metres (741.7 sq. feet)

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD
p: 01564 660950 e: sales@drakesestateagents.co.uk w: drakesestateagents.co.uk

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