

# ACRES

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- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- PRIVATE BALCONY AREA
- MODERN FITTED KITCHEN
- FITTED SHOWER ROOM
- CASH BUYERS ONLY DUE TO LEASE LENGTH
- SINGLE GARAGE SPACE
- PRIME LOCATION
- NO UPWARD CHAIN



**AMBURY WAY, GREAT BARR, B43 5JH - OFFERS OVER £90,000**

**CASH BUYERS ONLY!** Discover this well-presented two-bedroom second-floor apartment, ideally situated in the heart of Great Barr, just off the Newton Road. The property benefits from a communal car park along with a single garage, providing secure off-road parking. A tidy and welcoming communal entrance hall leads through to the apartment's own porch and hallway. Inside, the apartment offers a spacious living room with a door opening onto a private balcony, perfect for relaxing. There are two double bedrooms, a modern fitted kitchen, and a contemporary family shower room, all presented to a good standard. The property is offered with no upward chain. **HURRY BEFORE YOU'RE TOO LATE! CASH BUYERS ONLY DUE TO LEASE LENGTH - PLEASE CONTACT OUR OFFICE FOR FURTHER INFORMATION!**

Accessed from the fore via footpath to communal entrance door, stairs up to second floor landing, leading to;

**PORCH:** 3'6 x 4'1: Cloakroom storage space, Internal door into;

**HALLWAY:** 3'6 x 17'3: Having two storage cupboards, radiator and doors into;

**LIVING ROOM:** 11'6 x 17'5: A great size living area with radiator, double glazed window to front and door onto balcony.

**FITTED KITCHEN:** 7'5 x 8'4: A modern fitted kitchen with a range of drawer base and eye level units, work surfaces, sink and drainer under double glazed window to front, cooker with gas hob, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and tiling to floor.

**BEDROOM ONE:** 9'8 x 14'6: A great size double bedroom with double glazed window to rear and side and radiator along with built in wardrobes.

**BEDROOM TWO:** 10'2 x 10'8: A further good size double bedroom with double glazed window to side and radiator.

**SHOWER ROOM:** 5'4 x 7'6: A modern fitted suite with walk in shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to walls, radiator and double glazed opaque window to front.

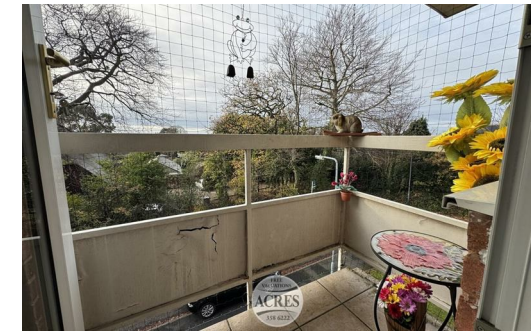
**GARAGE EN BLOC:** Up and over garage door to front. (Please check the suitability of this garage for your own vehicle)

**TENURE:** We have been informed by the vendors that property is Leasehold. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** B

**VIEWING:** Recommended via Acres on 0121 358 6222.



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**COUNCIL TAX BAND :** B                      **COUNCIL :** Sandwell

**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>	53	62
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.