



smarthomes

Green Court

Warwick Road, Acocks Green, B27 6RA

- A Duplex Apartment
- One Double Bedroom with Dressing Area
- Lounge Diner & Breakfast Kitchen
- One Allocated Parking Space

£95,000

EPC Rating - D

Current Council Tax Band - A





Property Description

The property is entered via a fenced and South facing decked terrace extending to canopy porch area with UPVC double glazed door leading through to

Lounge/Diner

17' 0" x 15' 5" max (5.2m x 4.7m)
With two double glazed windows, three radiators, two ceiling light points, stairs leading to the first floor accommodation, useful under-stairs storage cupboard and door leading into



Breakfast Kitchen

13' 9" x 6' 10" (4.2m x 2.1m) Being fitted with a range of wall, drawer and base units with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor canopy over, space and plumbing for washing machine, space for fridge freezer, breakfast bar area, wall mounted Worcester Bosch boiler, ceiling light point, laminate flooring and double glazed window



Landing

With ceiling light point and doors leading off to



Bedroom One

13' 5" x 10' 5" not including dressing area (4.1m x 3.2m) Having a dressing area with Velux window, useful storage cupboard, radiator and opening into bedroom area with two Velux windows, radiator and two ceiling light points



Bathroom

7' 2" x 6' 10" (2.2m x 2.1m) Being fitted with a three piece white suite comprising; panelled bath with shower over, low flush WC and pedestal wash hand basin, Velux window, tiling to water prone areas, radiator and ceiling light point



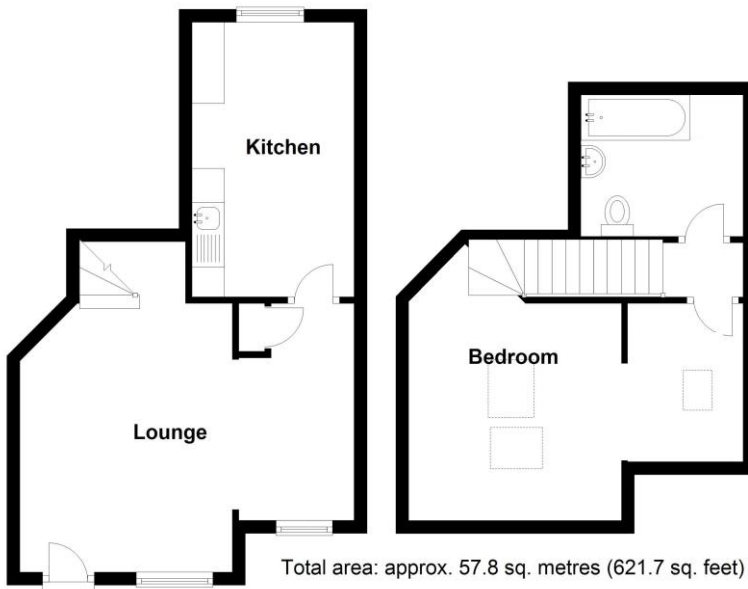
The property benefits from one allocated parking space

Tenure

We are advised by the vendor that the property is leasehold with approx. 102 years remaining on the lease, a service charge of approx. £727.68 per annum and a ground rent of approx. £411.52 per annum which includes buildings insurance but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

Current council tax band - A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.