Bartleys
Estate Agents









Apartment 11 Malvern Court, Yardley Road, Acocks Green, Birmingham B27 6LQ

Price Guide £129,950

- Stunning First Floor Apartment
- Two Double Bedrooms
- Fully Fitted Kitchen with Appliances
- Single Garage
- Extended Lease- 980 Years Unexpired
- EPC Rating D

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Apartment 11 Malvern Court, Yardley Road, Acocks Green, Birmingham B27 6LQ

A beautifully refurbished two double bedroom first floor apartment is conveniently situated within a short stroll to Acocks Green Train station, shopping centre and network links. The light & spacious redecorated accommodation briefly comprises entrance lobby, fully fitted kitchen with appliances, generous living room with views of the communal gardens, inner hallway, two double bedrooms, luxury bathroom & single garage. No Chain

APPROACH
Via a communal staircase leading to the first floor.

ENTRANCE HALL
Wood-effect flooring, ceiling light point, built-in cupboard, entrance to lounge and kitchen.

LOUNGE
18' 4" (5.6M) X 13' 9" (4.2M)
Wall-mounted coal effect electric fire, ceiling light point, Hyco panel heater, UPVC double glazed window to the rear aspect.

FITTED KITCHEN
8' 2" (2.5M) X 8' 2" (2.5M)
A brand new, modern, fitted kitchen comprises a range of grey wall and base units with a coordinated rolltop worksurfaces, Franke stainless steel single drainer sink unit, integrated Cooke & Lewis halogen hob, electric oven, integrated Cooke & Lewis dishwasher, Candy integrated washing machine, integrated fridge and freezer, Cooke & Lewis extractor fan, wood-effect flooring, ceiling light point, UPVC double glazed window to the front aspect.

INNER LOBBY
Built-in cupboard, doors to bedroom one, bedroom two and bathroom.







BEDROOM ONE (REAR)
13' 5" (4.1M) X 10' 2" (3.1M)
Ceiling light point, built-in wardrobe, Hyco panel heater, UPVC double glazed window to the rear aspect.



BEDROOM TWO (FRONT)
13' 5" (4.1M) X 7' 10" (2.4M)
Hyco panel heater, UPVC double glazed window to the front aspect, door to built-in cupboard.

BATHROOM
Modern three-piece suite comprises low-level flash WC, P-shaped panelled bath with shower screen and Triton thermostatic shower unit, complementary ceramic tiling to splash prone areas, wood-effect flooring, shaver point, ceiling light point, obscure UPVC double glazed window to the front aspect.

OUTSIDE

GARAGE
17' 5" (5.3M) X 8' 2" (2.5M)
Located in a separate block with up and over door.



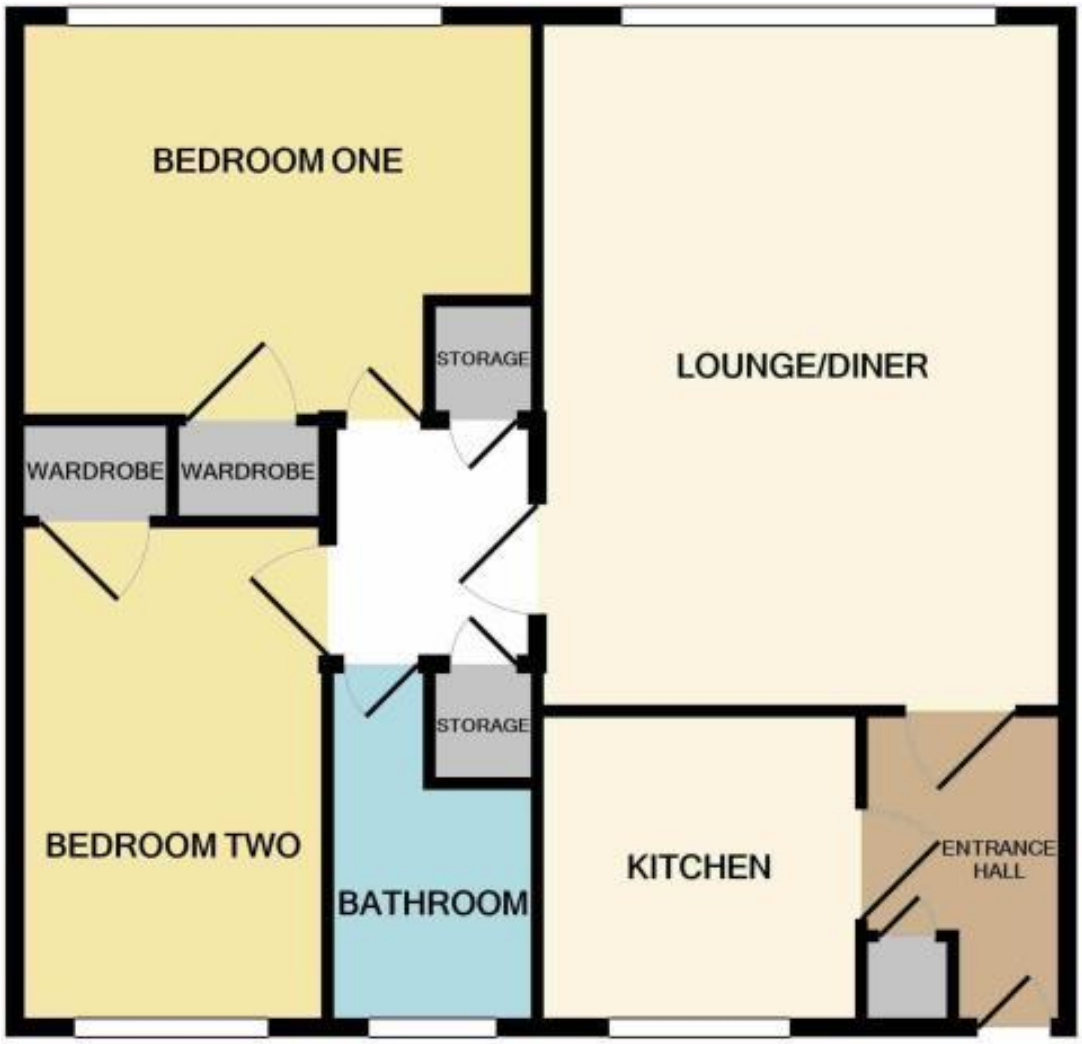
COMMUNAL GARDENS

TENURE
We have been advised that the property is Leasehold with approximately 980 years unexpired. This is subject to solicitor verification.

GROUND RENT
We have been advised that the ground rent is £15.00 per annum. This is subject to solicitor verification.

SERVICE CHARGE
We have been advised that the service charge is £141.00 per month. This is subject to solicitor verification.





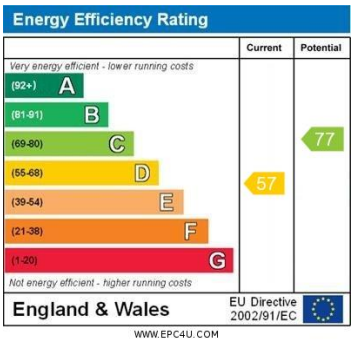
TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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