Bartleys
Estate Agents









123 Vine Lane, Acocks Green, Birmingham B27 6SY

Price Guide £150,000

- Spacious Ground Floor Apartment
- Two Double Bedrooms
- Ensuite Shower Room & Bathroom
- Gas Central Heating & Double Glazing
- No Chain
- Energy Efficiency Rating - C

0121 709 3300

Email: info@bartleys-uk.com
Web: www.bartleys-uk.com

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EXCELLENT INVESTMENT, ONLY 15 MINS FROM SOLIHULL!! Situated in this popular residential area is this beautifully presented two bedroom ground floor apartment benefiting from gas central heating, UPVC double glazing and comprising: entrance hall, spacious lounge, modern fitted kitchen, master bedroom with en-suite, further double bedroom, bathroom and allocated parking space. No Chain

APPROACH
Via a security intercom system leading to an entrance lobby with single panel radiator, ceiling light point, door to:-

HALLWAY
Wood-effect flooring, single panel radiator, ceiling light point, doors to cupboard, lounge, kitchen, bathroom, bedroom one and bedroom two.

LOUNGE
15' 1" (4.6M) X 12' 10" (3.9M)
Double panel radiator, two ceiling light points, TV point, UPVC double glazed window to the front aspect.



FITTED KITCHEN
9' 6" (2.9M) X 8' 6" (2.6M)
Fitted with a range of modern wall and base units with coordinating rolltop worksurfaces, Integrated four ring gas hob, gas oven with concealed extractor fan over, space and plumbing for a washing machine and dishwasher, space for additional kitchen appliances, complementary tiling to splash prone areas, stainless steel sink unit with mixer tap over, cupboard concealing Ideal combi boiler, single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.



BEDROOM ONE (FRONT)
Single panel radiator, ceiling light point, two UPVC double glazed windows to the front aspect and door to:-



EN-SUITE
Modern en-suite comprising low-level flush WC, hand wash basin, shower enclosure with thermostatic shower unit, complementary ceramic tiling to walls, shaver point, single panel radiator, ceiling light point.

BEDROOM TWO (REAR)
12' 6" (3.8M) X 260
Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

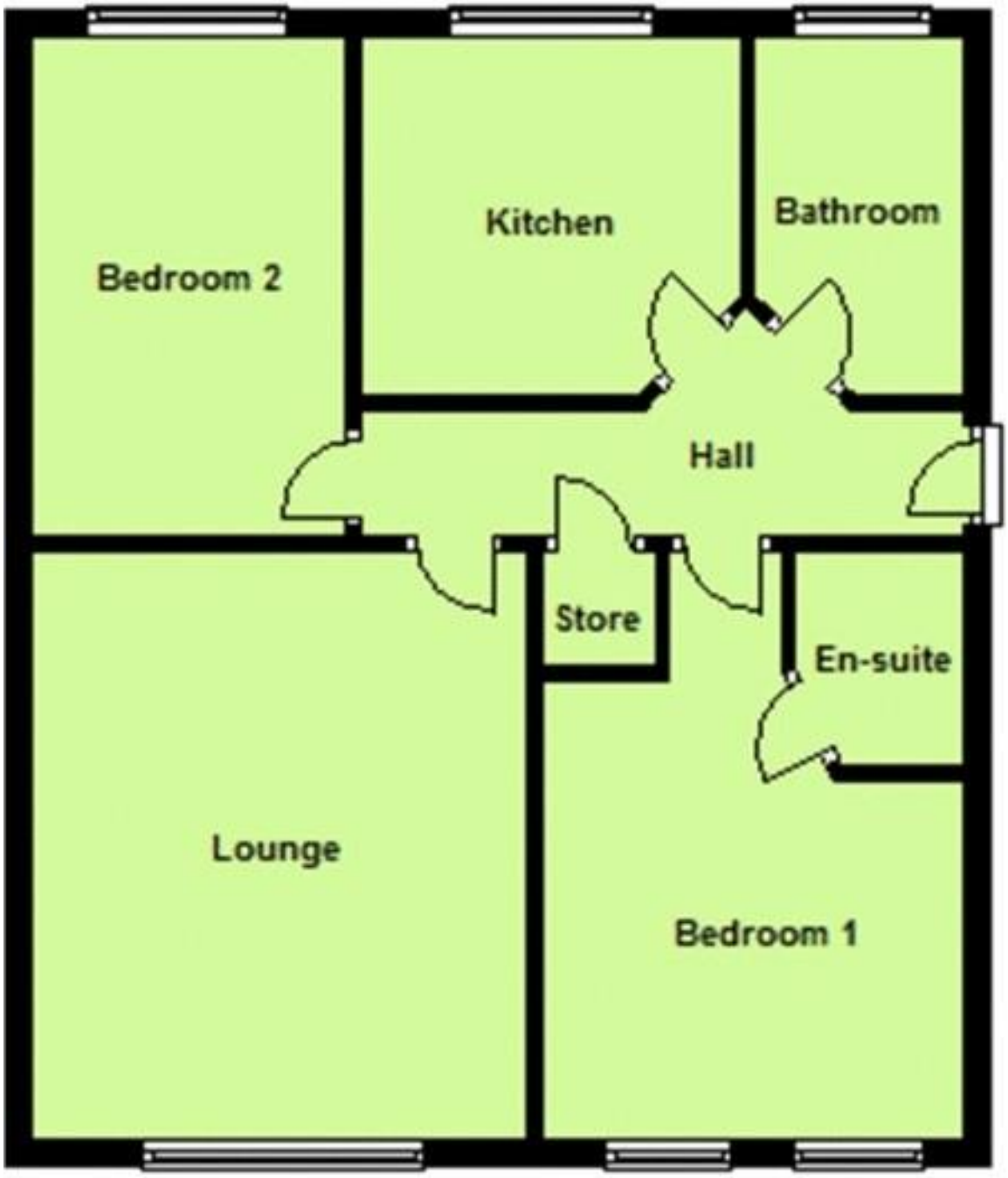
BATHROOM
Modern suite comprising low level flash WC, pedestal hand wash basin, panel bath with shower screen and thermostatic shower unit, complementary tiling to splash prone areas, single panel radiator, extractor fan, ceiling light point, obscure UPVC double glazed window to the rear aspect.

OUTSIDE
One parking space.



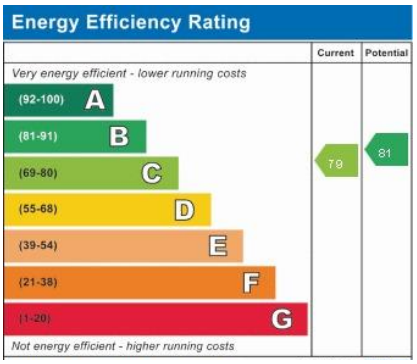
TENURE
We have been advised that the property is Leasehold with 132 years left unexpired. This is subject to verification by your Solicitor.

We have been advised that the Service Charge is £1,400 per annum and that the Ground Rent is £200 per annum. This is subject to verification by your Solicitor.



Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com



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