



115 Vine Lane, Acocks Green, B27 6SY

60% Shared Ownership £87,000

A superb, modern second floor apartment - Long lease - Available as a 60% share or 100% outright purchase - The perfect first time buy or buy to let investment - Great location for a good range of shops and Acocks Green railway station - Comprising secure entry system - Entrance hall - Lounge - Kitchen - Two double bedrooms - En suite to the master bedroom - Wet room - Central heating - Double glazing - Two parking spaces - Viewing strongly advised

Front

Two parking spaces and a secure entry door to the main building, stairs to the second floor and door to:-

Entrance Hall

Storage cupboard, loft access, secure entry phone system, radiator, laminate flooring, power and light points and doors to:-

Lounge 13' x 15'2 (3.96m x 4.62m)



Double glazed French doors to the Juliet balcony, radiator, laminate flooring, power and light points

Kitchen 9'7 x 9'3 (2.92m x 2.82m)



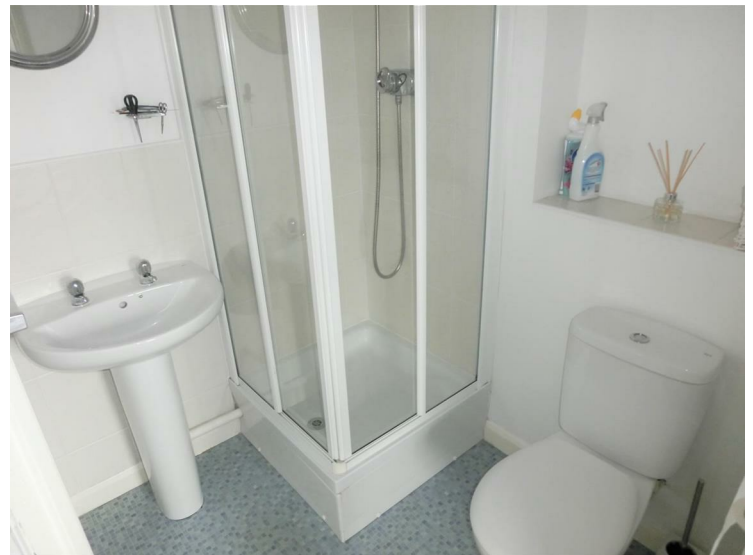
Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drain unit with mixer tap and tiling to splash prone areas. Fitted electric oven with an inset gas hob and extractor hood over, space and plumbing for appliances, double glazed window to the rear, radiator, tiled floor, power and light points

Master Bedroom 10'10 max x 13'8 max (3.30m max x 4.17m max)



Two double glazed windows to the front, radiator, power and light points and door to:-

En Suite Shower Room



Fitted with a shower cubicle, pedestal wash/hand basin and a low level flush WC. Tiling to splash prone areas, extractor fan and ceiling light point

Bedroom Two 8'7 x 12'11 (2.62m x 3.94m)



Double glazed window to the rear, radiator, power and light points

Wet Room 5' x 8'2 (1.52m x 2.49m)



Comprising shower area with electric shower, wall mounted wash/hand basin and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, heated towel rail, extractor fan and ceiling light point

Tenure - Leasehold

We are advised that the property is leasehold with a term of 136 years remaining. The shared ownership rent is; £190 per month, ground rent is; £200 per year and service charge is; £1200 per year. We have not yet verified this information with the seller's legal representative. Any interested party should obtain verification through their legal representative.

Nearby Schools

The following schools are local to the property; Cottesbrooke Infant and Nursery School, Gilbertstone School, St Margarets Church Of England Primary School, Archbishop Ilseley Catholic School, Lyndon School and East Birmingham Network Academy.

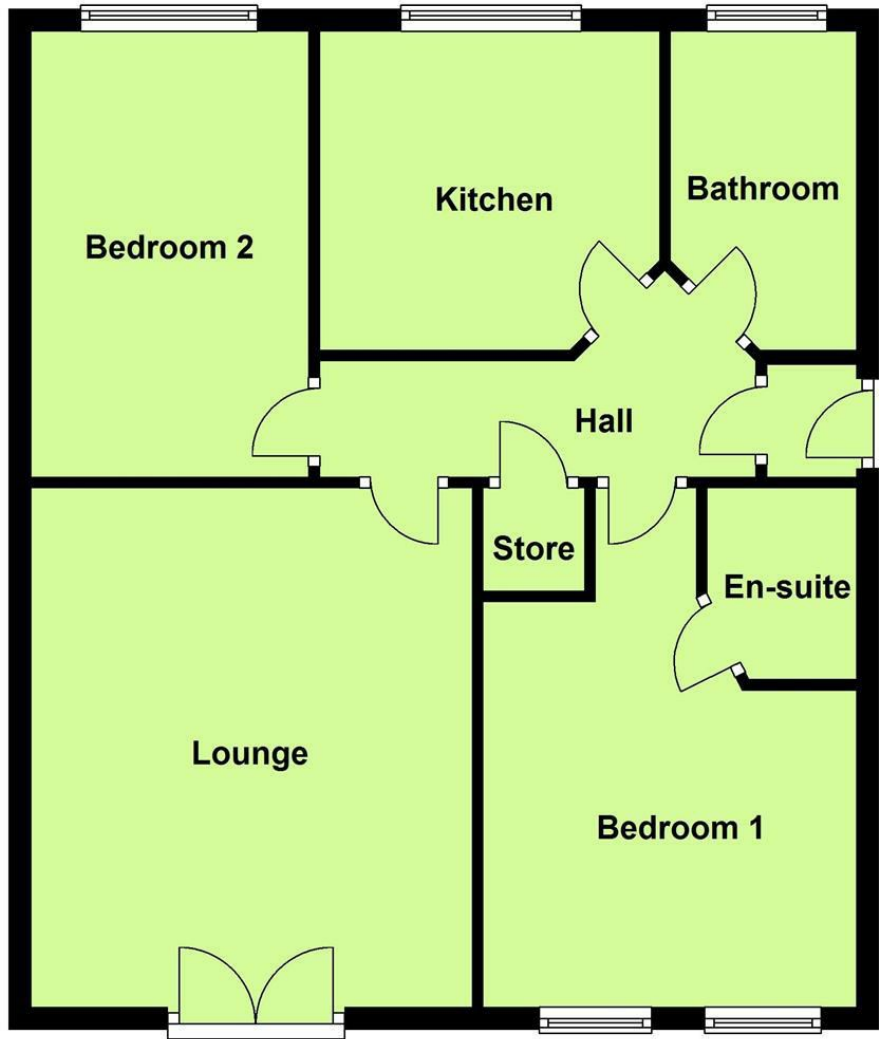
Viewing

By appointment only please with the Sheldon office.

Property to Sell Sheldon

PROPERTY TO SELL? If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Sam Livingstone on 0121 742 2123 who would be pleased to discuss its current market value, our fees and services with you.

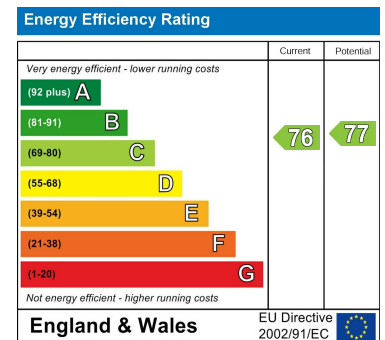
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.