



smarthomes

Bank House, Warwick Road Acocks Green, Birmingham, B27 6RA

- A Very Well Maintained First Floor Apartment
- One Double Bedroom
- Open Plan Lounge/Kitchen/Diner
- Secure Allocated Parking Space

£100,000

EPC Rating 62

Current Council Tax Band - A





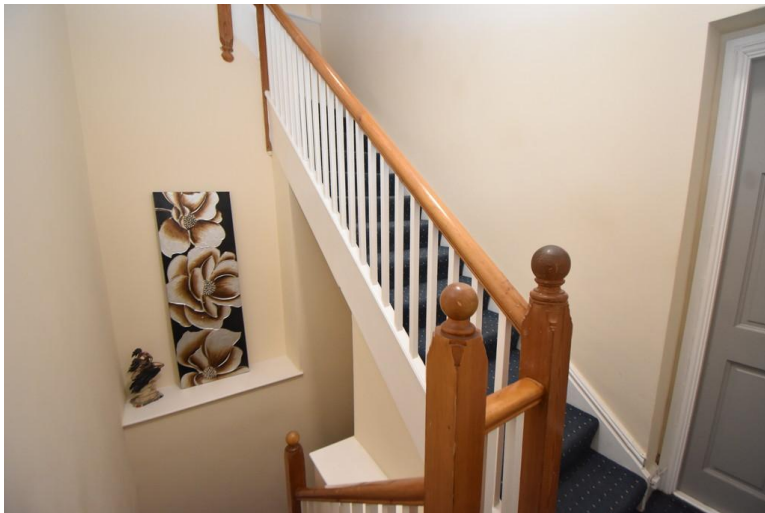
Property Description

The property is accessed via a secure gated car park with an allocated parking space and beautifully presented communal garden area. A communal entrance door leads to a communal staircase rising to the first floor where you will find a further private hardwood front door leading into



Open Plan Lounge/Kitchen/Diner

13' 9" x 13' 1" (4.2m x 4m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink with mixer tap over, further incorporating a 4 ring electric hob with extractor hood over and oven below. Space and plumbing for washing machine, tiling to splash back areas, wooden flooring, electric storage heater, ceiling spot lights, original single glazed sash windows to the front aspect, feature cast iron fireplace with tiled inlay and a useful storage cupboard



Double Bedroom to Front

11' 1" x 10' 2" (3.4m x 3.1m) With original single glazed sash windows to front elevation, electric storage heater and ceiling light point

Bathroom

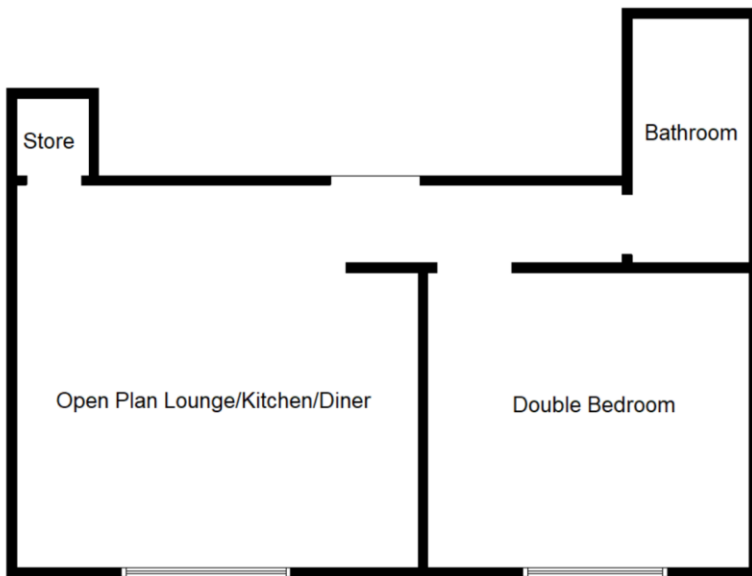
8' 6" x 4' 3" (2.6m x 1.3m) Being fitted with a white suite comprising of a panelled bath with electric shower, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas, ceiling light point and a storage cupboard housing hot water cylinder





Tenure

We are advised by the vendor that the property is leasehold with approx. 105 years remaining on the lease, a service charge of approx. £1,020 per annum and a ground rent of approx. £15 per annum 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 Vendor. Current council tax band - A



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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 and 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.