



## Woodcock Lane, Acocks Green

Guide Price £100,000



#### PROPERTY OVERVIEW

An ideal opportunity to purchase this first floor maisonette which would be ideal for an investor or first time purchaser. This property is offered to the market with NO UPWARD CHAIN and benefits from gas central heating, double glazing and briefly comprises of: entrance hall, landing, living room, kitchen, one bedroom, bathroom and front and rear garden.

#### PROPERTY LOCATION

Woodcock Lane is close to local amenities such as shops and schools, within easy reach of Acocks Green railway station and the Warwick Road which offers good transport links to Birmingham City Centre and Solihull offering excellent travel in and out

Council Tax band: A

Tenure: Leasehold

- One Bedroom Maisonette
- Ideal For Investor Or First Time Purchaser
- NO UPWARD CHAIN
- Lounge
- Kitchen
- Bathroom
- Front And Rear Garden
- Early Viewing Essential





**HALL**

**LANDING**

**KITCHEN**

7' 1" x 6' 11" (2.16m x 2.11m)

**LIVING ROOM**

15' 2" x 10' 7" (4.62m x 3.23m)

**BEDROOM ONE**

9' 10" x 9' 10" (3.00m x 2.99m)

**BATHROOM**

7' 5" x 7' 8" (2.25m x 2.34m)

**OUTSIDE THE PROPERTY**

**WEST FACING GARDEN**

**ITEMS INCLUDED IN THE SALE**

Free standing cooker, all carpets and all curtains.

**ADDITIONAL INFORMATION**

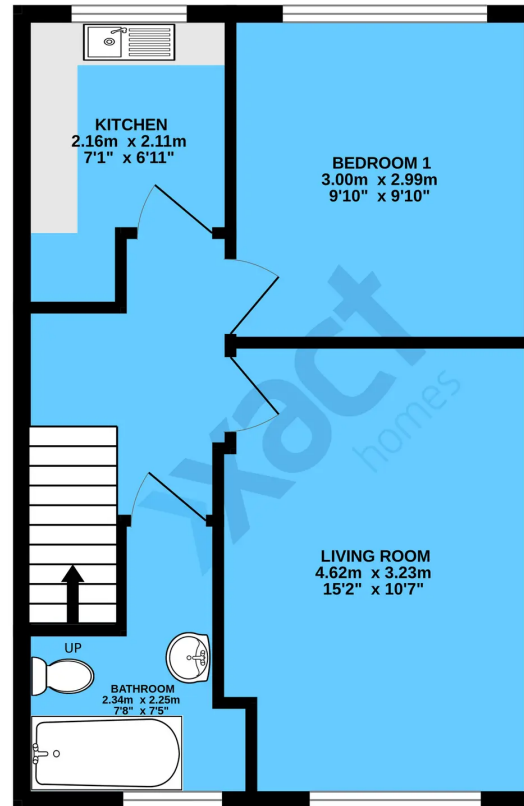
Services: mains gas, electricity and mains sewers.  
Ground Rent: £20.00 p.a. Service Charge: £110.00 p.a



**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

FLAT 2  
41.4 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA : 41.4 sq.m. (446 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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