



121 Vine Lane | Acocks Green | Birmingham | B27 6SY

**** MODERN SECOND FLOOR APARTMENT ** IDEAL FIRST TIME BUY OR BUY TO LET **** A modern second floor apartment situated in a popular development. Offering accommodation comprising: Communal entrance, private hall, lounge/dining room, modern kitchen, two double bedrooms, en-suite shower room and bathroom. There is central heating & double glazing, allocated parking and communal gardens. Loft access with loft ladder.



Asking Price Of £140,000

- EN SUITE TO MAIN BEDROOM
- TWO BEDROOMS
- VERY WELL PRESENTED
- MODERN KITCHEN
- CENTRAL HEATING



Property Description

FULL DESCRIPTION

A modern second floor apartment situated in a popular development. Offering accommodation comprising: Communal entrance, private hall, lounge/dining room, modern kitchen, two double bedrooms, en-suite shower room and bathroom. There is central heating & double glazing, allocated parking and communal gardens.

COMMUNAL ENTRANCE

Entered via a secure intercom system with stairs rising to the second floor. Front door to:

ENTRANCE LOBBY

Radiator, ceiling light point and door to:

HALL

Radiator, ceiling spot lights and power points. Intercom

system, a useful storage cupboard, loft access with loft ladder and part boarded and doors to:

LOUNGE/DINER

15' 1" x 13' 2" (4.61m x 4.03m) With radiator, ceiling spot lights and power points and double glazed French doors with a Juliet balcony.

KITCHEN

9' 7" x 9' 3" (2.94m x 2.83m) The modern kitchen is fitted with a range of grey eye level and base units with a work surface over incorporating a sink and drainer unit, further incorporating a four ring electric hob with electric oven beneath and extractor hood above. Space and plumbing for washing machine and dishwasher and space for fridge/freezer, double glazed window to rear, radiator, tiling to splash back areas, and power and light points.

BEDROOM ONE

13' 8" x 10' 7" (4.17m x 3.25m) Two double glazed windows to front, radiator and power and light points. Door to:

EN SUITE

Walk in shower cubicle, low flush W.C and pedestal wash hand basin. Tiling to full height, ceiling light point and radiator.

BEDROOM TWO

12' 11" x 8' 7" (3.96m x 2.62m) Double glazed window to rear, radiator, power and light points.

BATHROOM

8' 2" x 5' 3" (2.5m x 1.62m) Fitted with a white suite comprising: panelled bath, low flush W.C and a pedestal wash hand basin. Obscure double glazed window to rear, radiator and tiling to splash back areas.

COMMUNAL GARDENS

There are well maintained communal gardens and a children's

play area.



Tenure

Leasehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

Contact Details

57 Warwick Road

Solihull

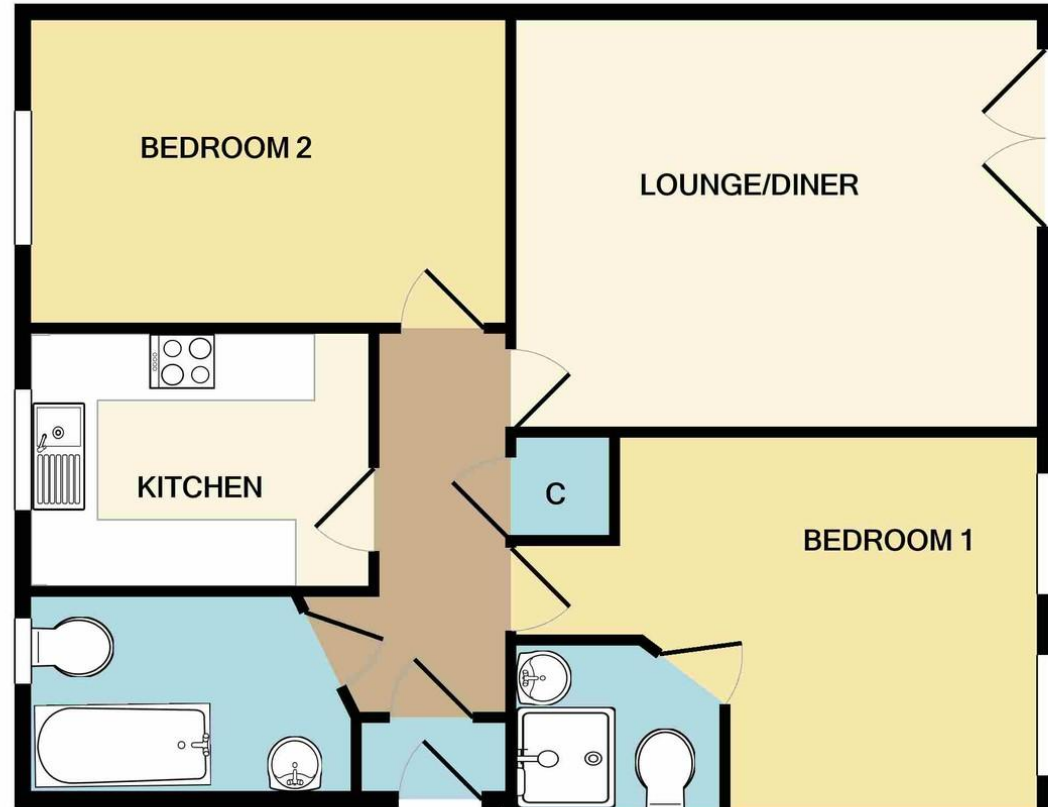
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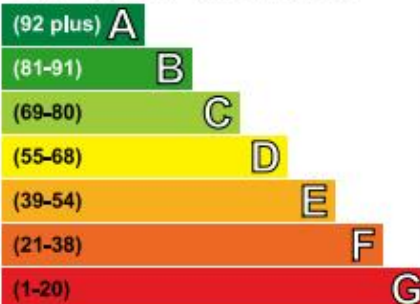
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Energy Efficiency Rating

Very energy efficient • lower running costs



Not energy efficient • higher running costs

Current	Potential
79	82

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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