

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * This is a lovely modern styled apartment
- * Very generous interiors
- * Security entrance
- * Hallway
- * Lounge/dining room with Juliette balcony
- * Fitted kitchen
- * Two double bedrooms
- * Bathroom with white suite
- * Allocated parking and communal grounds
- * Double glazing and gas central heating (both where specified)



47 Sycamore Close, B24 8AQ ~ Offers around £135,000

This is a lovely modern styled purpose built apartment with a long lease. It is in an ideal position close to shops, bus links, motorway access etc. The very generous interiors are accessed via a security entrance and benefit from double glazing and gas central heating (both where specified), internally there is a hallway with two storage cupboards, large lounge/dining room with Juliette balcony, fitted kitchen, two double bedrooms and bathroom with white suite. Outside is a lawned communal garden to the front and car park to the rear with allocated space. Offering no upward chain this is an ideal purchase.
Energy Rating B

Access is via a secure entrance with communal hallway and staircase leading to reception door into:

HALLWAY Having radiator, doors into two storage cupboards and further doors into bedrooms one and two, bathroom and:

LIVING ROOM 18'3" x 10'3" A very generous living /dining room with coving to ceiling, double glazed double opening doors to Juliette balcony, two radiators and doors into:

KITCHEN 8'6" x 7'8" Having a range of drawer, base and eye level cupboards, gas hob with electric oven under, space for fridge freezer, space and plumbing for washing machine, wall mounted gas central heating boiler, stainless steel sink and drainer under the double glazed window, tiling to splashbacks and radiator

BEDROOM ONE 14'7" max 12'3" min x 11'0" max 8'9" min Twin double glazed windows, fitted wardrobes, radiator

BEDROOM TWO 13'10" max 10'10" min x 9'6" max 7'8" min A second excellent double bedroom with double glazed window, radiator

BATHROOM Having a suite comprising panelled bath with electric shower over, pedestal wash hand basin, close coupled W.C, tiling to part walls, extractor fan, radiator

COMMUNAL GROUNDS With lawn to front and car park to rear including an allocated parking space



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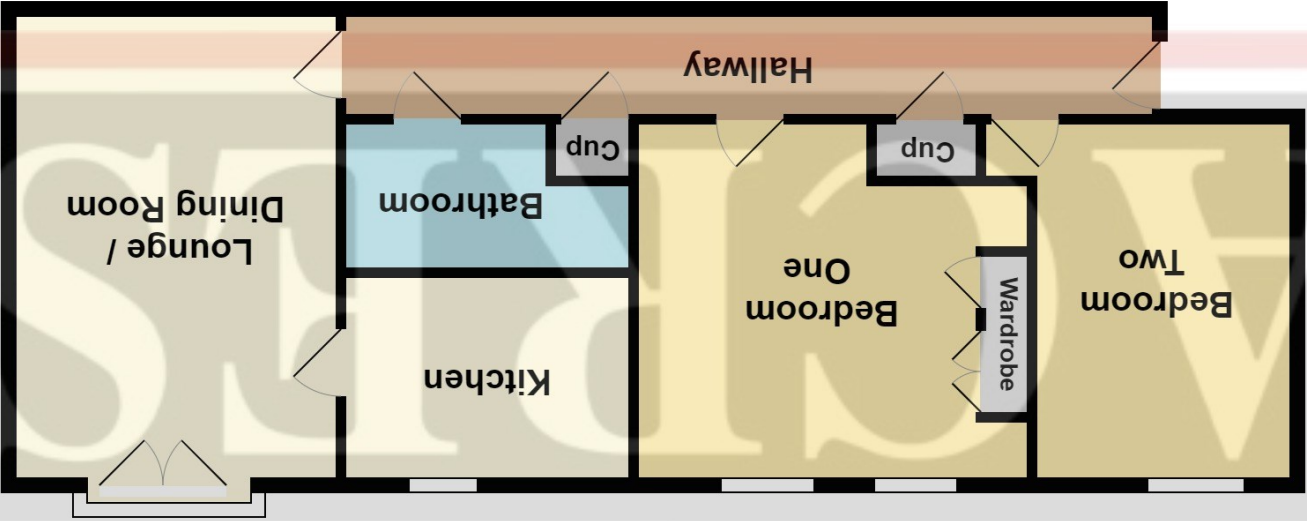
however be available by separate negotiation.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may



Score	Energy rating	Current	Potential
92+	A	82 B	82 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another



COUNCIL TAX BAND:

B

FIXTURES & FITTINGS:

As per sales details.

VIEWING:

Recommended via Acres on 0121 350 5533.

TENURE: We have been informed by the vendors that the property is leasehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)