

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * This is a modern styled apartment
- * Situated on the first floor
- * Open plan, sitting, dining and kitchen
- * Two bedrooms
- * Bathroom with white suite
- * Good Length of lease
- * Communal Grounds
- * Parking to rear
- * Close to local amenities



10 Urban Court, Streetly Road, B23 7BA ~ Fixed price £80,000

This is a modern styled purpose built apartment ideally situated close to many local amenities. Benefiting from electric heating and double glazing the property consists of secure entrance leading to communal staircase to apartment. The interiors offer entrance hall with, storage cupboards, open plan lounge/dining area and fitted kitchen with Juliette balcony, two bedrooms and bathroom with white suite. Outside are communal grounds.

Energy Rating C

Access is via a communal entrance with staircase to first floor and door into:

HALLWAY Having electric heater, door into cloaks cupboard, storage cupboard, access to airing cupboard, bedroom one and two, bathroom and:

OPEN PLAN LOUNGE / DINING ROOM / KITCHEN 18'10" max 15'3" min x 16'0" Double glazed double opening doors and Juliette balcony, two double glazed windows to side, electric heater

KITCHEN AREA Drawer, base and eye level cupboards, work surfaces and splashbacks, stainless steel sink and drainer

BEDROOM ONE 10'3" x 12'0" min 16'0" max into doorwell Double glazed window to rear, electric heater

BEDROOM TWO 10'0" x 6'6" Double glazed window, electric heater

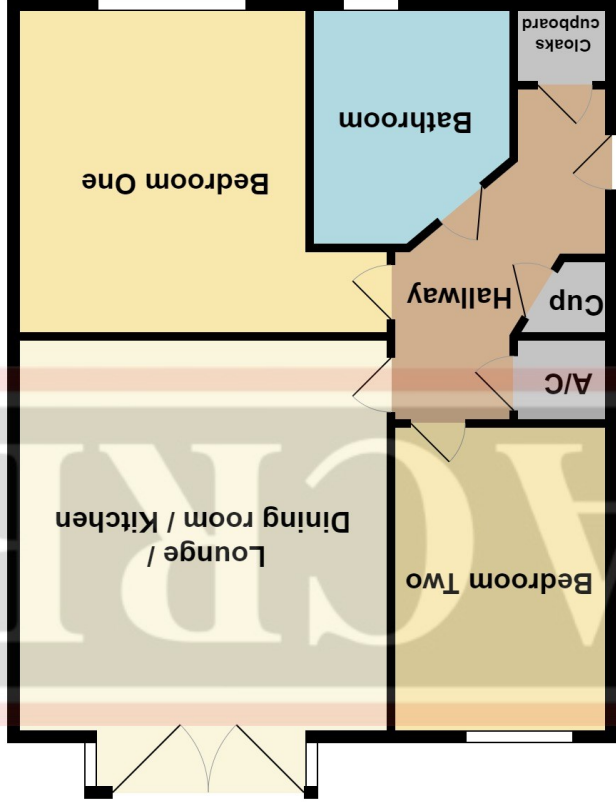
BATHROOM Panelled bath with shower above, pedestal wash hand basin, close coupled W.C, double glazed opaque window, tiling to part walls



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 however be available by separate negotiation.



Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	77 C	
81-91	B	84 B	
92+	A		



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

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)

COUNCIL TAX BAND: B

FIXTURES & FITTINGS: As per sales details.

VIEWING:

Recommended via Acres on 0121 350 5533.