



- Quiet Location
- Viewings Recommended
- Tastefully Presented
- First Time Buyer/Investor Opportunity

10 Snowberry Gardens, Acocks Green, Birmingham, B27 6JZ

Perfect FIRST TIME BUYER or INVESTOR OPPORTUNITY ! A TASTEFULLY PRESENTED semi-detached property ideally located for excellent transport links, Acocks Green, Birmingham City Centre, Midlands motorway network and Birmingham International Airport. VIEWINGS RECOMMENDED.



## Property Description

### DETAILS

The property in brief affords lounge with stairs rising to the first floor and modern fitted breakfast kitchen with French doors opening out to the rear garden.

To the first floor there are two double bedrooms and a modern family bathroom.

### OUTSIDE

There are two parking spaces on the drive to the front. Whilst to the rear is a mainly laid to lawn, established garden.

### VIEWINGS

At short notice with DM & Co. Homes on 0121 775 0101 or by email [sales@dmandcohomes.co.uk](mailto:sales@dmandcohomes.co.uk).





## GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Leasehold with 97 years remaining and with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Ground Rent: £140 per annum.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Birmingham City Council.

## OTHER SERVICES

DM & Co are pleased to offer the following services:-

Residential Lettings: If you are considering letting your property, please contact the office on 0121 775 0101.

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 0121 775 0101.

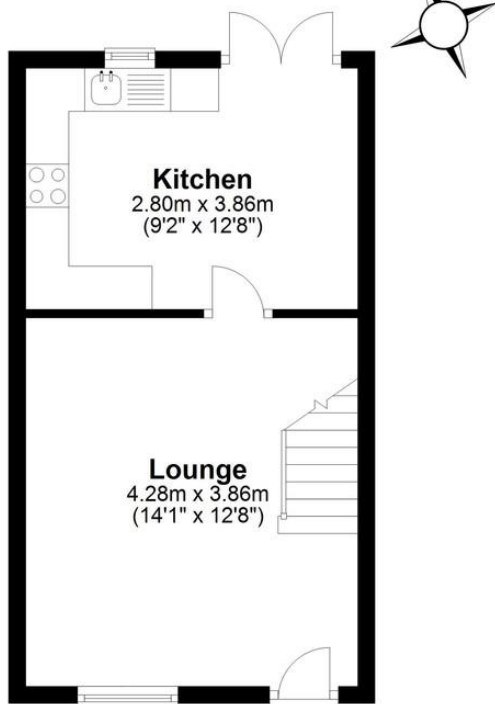
## WANT TO SELL YOUR PROPERTY?

Call DM & Co. Homes on 0121 775 0101 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

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

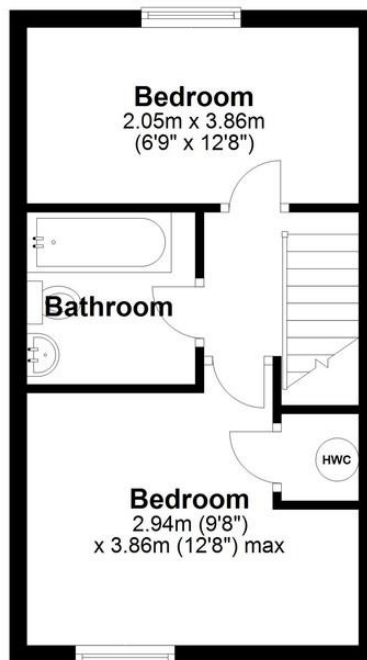
### Ground Floor

Approx. 27.7 sq. metres (298.3 sq. feet)



### First Floor

Approx. 27.7 sq. metres (298.5 sq. feet)



Total area: approx. 55.4 sq. metres (596.8 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			84
(69-80) C				(69-80) C		71	
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	