

AP MORGAN



Bericote Croft, Acocks Green, Birmingham
Asking Price £200,000

Features:

- Spacious Maisonette
- Five good sized Bedrooms
- Stylish lounge
- Good sized kitchen/diner
- Family bathroom
- Private garden
- On road parking
- EPC- TBC

Description:

A fantastic opportunity has arisen to purchase a spacious and well presented, five bedroom maisonette situated in the highly sought after area of Acocks green, Birmingham. Perfect for those with large families looking for the ideal family home with plenty of living space and local amenities including shops and highly regarded schools all located nearby.

Located in a quiet cul-de-sac, upon approach to the property there is residential parking with a shared pathway leading down to the front door.

Moving inside, the property briefly comprises of a welcoming entrance hallway with stairs leading up to the first floor where there is a spacious lounge, good sized kitchen/dining area with space for freestanding appliances; two double bedrooms, one single bedroom and a family bathroom. Another set of stairs leads up to the roof conversion where there is a further two double bedrooms and a study/office space. There is also a lovely, enclosed balcony accessed via the lounge which a sun trap during the summer.

To the rear of the property there is an additional storage shed and a good sized workshop which could be useful for those who work from home. A short walk down from the property there is a wonderful private garden which has a lovely, sheltered seating area as well as a pond featurette with various plants and foliage planted which look great when in full bloom.

This property is ideally located within a cul-de-sac location within walking distance to local shops and amenities and within easy reach of Acocks Green train station giving direct access to Birmingham city centre plus local bus routes.



We have been informed that this property is freehold meaning there is no service charge or ground rent however there is a £50 maintenance charge per month to cover any repairs to the property complex.

Details:

Lounge 14'1" x 11' (4.3m x 3.35m)

Kitchen/Diner 10'10" x 10' (3.3m x 3.05m)

Bedroom One 11'2" x 10' (3.4m x 3.05m)

Bedroom Two 11' x 9'1" (3.35m x 2.77m)

Bedroom Three 16'10" x 10' (5.13m x 3.05m)

Bedroom Four 16'10" x 11'1" (5.13m x 3.38m)

Bedroom Five 11'1" x 7'1" (3.38m x 2.16m)

Bathroom 8'1" x 4'1" (2.46m x 1.24m)

Balcony 9'1" x 3' (2.77m x 0.91m)

EPC Rating: C

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

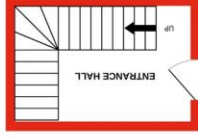
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

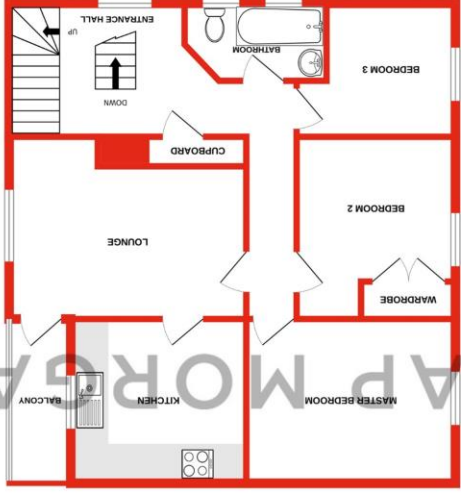
Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

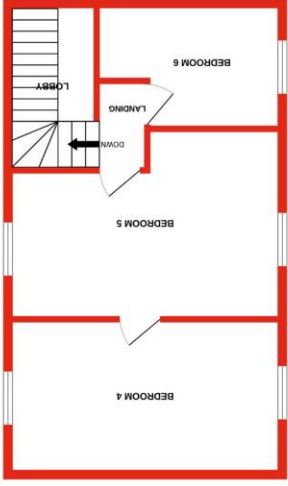
GROUND FLOOR
88 sq. ft. (8.2 sq.m.) approx.



1ST FLOOR
274 sq. ft. (25.3 sq.m.) approx.



2ND FLOOR
493 sq. ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq. ft. (125.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or the statement. This plan is for reference purposes only and should be used as a guide only. 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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