

# ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU  
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- \* This is an excellent modern styled ground floor apartment
- \* Situated behind electric gates
- \* Communal gardens
- \* Secure entrance
- \* Hallway
- \* Large living room leading to a fitted kitchen
- \* Master bedroom with en-suite shower room
- \* well sized second bedroom
- \* Bathroom with white suite
- \* No upward chain



***2 Chester Court, Chester Road, Boldmere, B73 5HU - Offers around £145,000***

Offering no upward chain this is an excellent modern styled ground floor apartment that is leasehold and council tax band B. Located behind electric gate and accessed via a secure entrance this apartment offers entrance hall, spacious living room with open access to a fitted kitchen, master bedroom with en-suite shower room and generous second bedroom, and bathroom with white suite. Outside is an allocated parking space and communal gardens.  
EPC rating C

Access is via a secure entrance, Flat two reception door into:

**HALLWAY** Coving to ceiling, storage heater, timber effect floor, door into airing cupboard with water tank and shelving, further doors into bedrooms one and two, bathroom and:

**LOUNGE 20'4" max into bay 18'3" min x 11'3"** Having double glazed bay window to rear and further double glazed opaque window to side, timber effect floor, two storage heaters, coving to ceiling and open access into:

**KITCHEN 9'3" x 6'3"** Having a range of drawer base and eye level cupboards, housing for fridge freezer, space and plumbing for washing machine, electric four ring hob with extractor hood over and electric oven under, stainless steel one and half bowl sink and drainer, tiling to part walls and splash backs

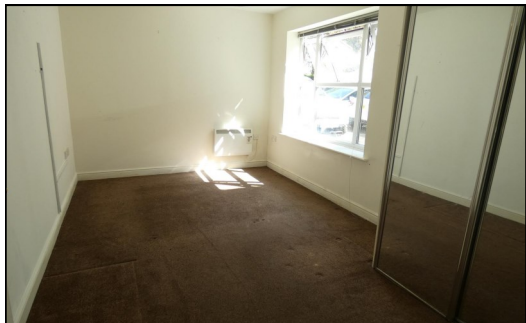
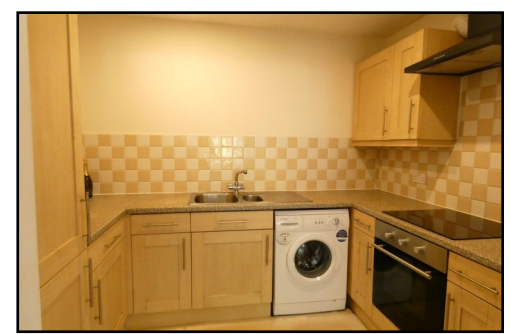
**MASTER BEDROOM 14'1" average x 9'2" max 7'2" min to wardrobe front** Double glazed window to side, wall mounted electric heater, mirror fronted double wardrobe and door into:

**EN-SUITE** Having a self contained shower cubicle, fitted electric shower, pedestal wash hand basin, close coupled WC, electric heater, tiling to part walls

**BEDROOM TWO 14'4" x 6'5"** Double glazed window to rear, wall mounted electric heater

**BATHROOM** Having a white suite comprising of panelled bath with telephone shower attachment, close coupled WC, tiling to part walls, electric heater

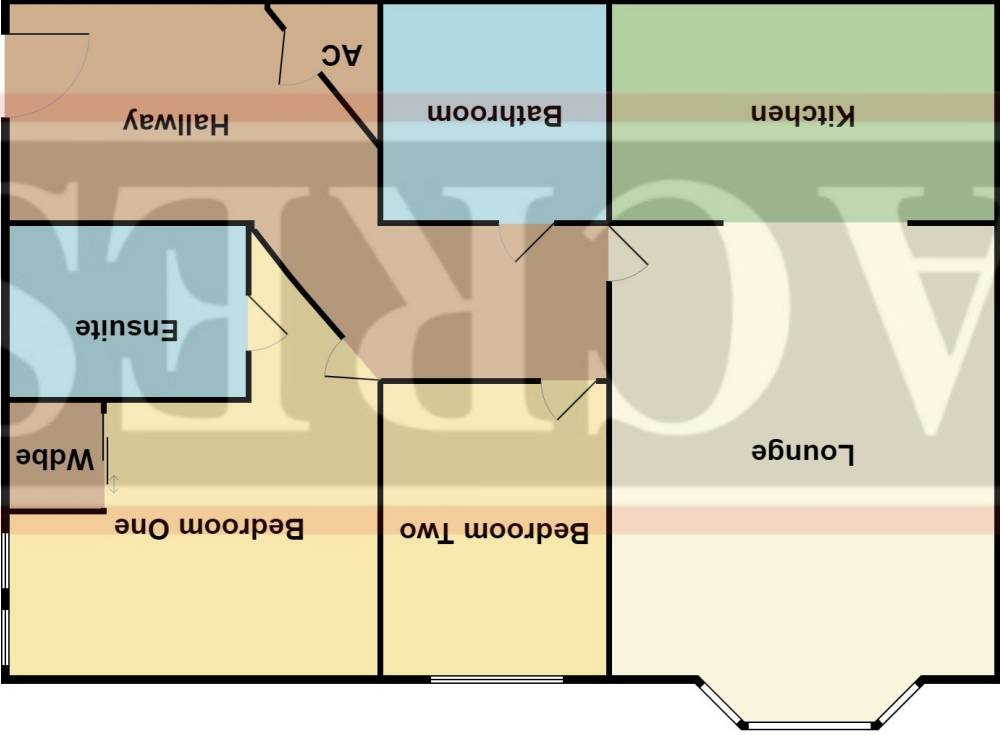
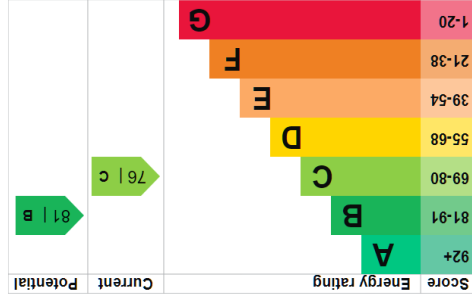




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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased 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



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP 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.