

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- * GROUND FLOOR APARTMENT
- * MODERN FITTED KITCHEN
- * MODERN FAMILY BATHROOM WITH JACUZZI BATH
- * ONE DOUBLE BEDROOM
- * OPEN PLAN LOUNGE / DINER
- * SPACIOUS STORE ROOM
- * GARAGEN EN-BLOC
- * COMMUNAL GARDENS
- * PRIME LOCATION
- * NO UPWARD CHAIN



6 Holly Park Drive, Erdington B24 9LQ - Offers in the region of £95,000

Acres are delighted to offer for sale this high standard one double bedroom ground floor apartment with a long lease and low service charge. Situated on the ground floor and offers; spacious hallway with doors into master double bedroom, high spec family bathroom with jacuzzi style bath and separate shower unit, spacious living room open plan with dining area and modern fitted kitchen. This property has a single garage en bloc & on road parking. Benefiting from double glazing and gas central heating (both where specified). Early viewings are essential before it's too late! NO UPWARD CHAIN!

HALLWAY: 12'5 / 6'3max x 2'11min: Radiator and doors into;

LIVING ROOM/DINER: 14'6 x 10'11: A great size living/dining area with electric fire, radiator, double glazed window to front and opening into;

KITCHEN: 10'10 x 7'1: Modern re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed windows, integrated oven, gas hob and extractor hood over, tiling to splashback and space and plumbing for washing machine, tumble dryer and fridge freezer.

BEDROOM ONE: 11'11 x 10'4: A good size double bedroom with double glazed window to side and radiator.

BATHROOM: 8'1 x 6'11: A modern re-fitted white suite with panelled jacuzzi style bath, separate shower cubicle, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls and ladder style towel rail/ radiator.

STORE ROOM: 4'11 x 4'5: A great space for ones own use/storage.

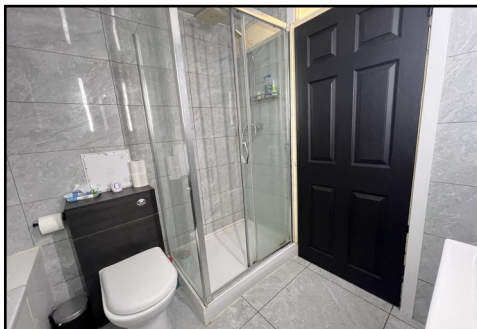
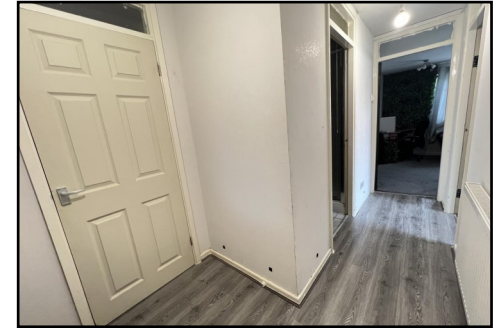
GARAGE: *(please check the suitability of this garage for your own vehicle)*

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

FIXTURES & FITTINGS: As per sales particulars.

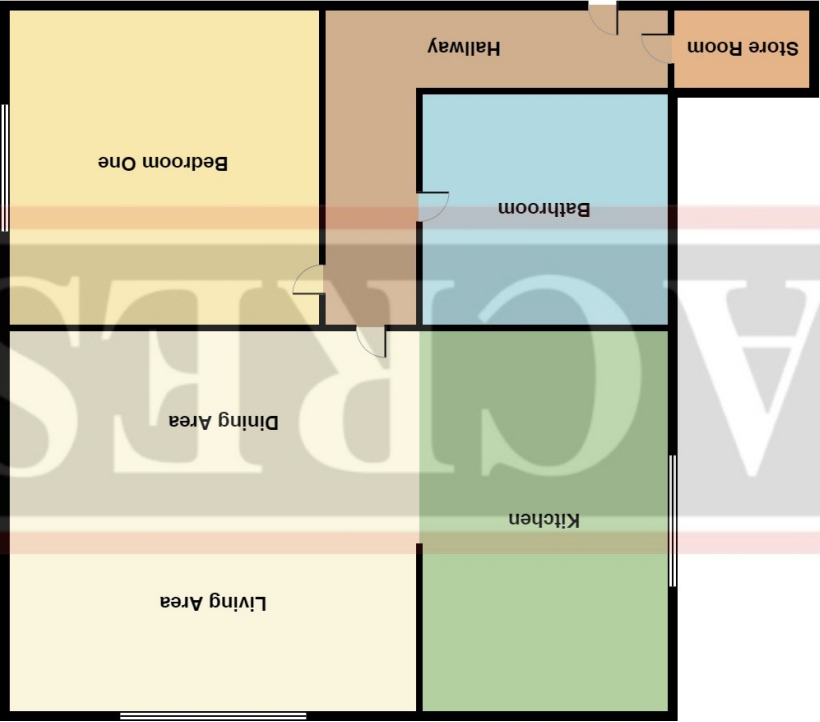
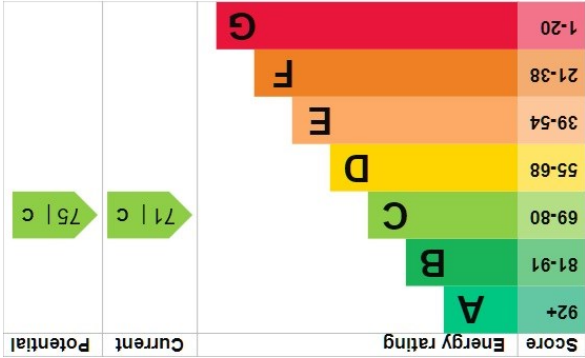
COUNCIL TAX BAND: A.

VIEWING: Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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

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.