

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
☎ 0121 350 5533 ✉ wyldegreen@acres.co.uk @ www.acres.co.uk



- * A superb ground floor apartment
- * Close to Wylde Greens border
- * Security entrance
- * Large living room with patio doors to communal gardens
- * Modern styled high gloss kitchen
- * Two excellent bedrooms
- * Re-fitted shower room with grey toned tiling
- * Large well tended communal grounds
- * Garage en-bloc
- * Two parking permits



13 Morgan Court, Chester Road, Erdington, B24 OBL— Offers Around £135,000

Acres are pleased to offer for sale this lovely, ground floor apartment ideally located off Chester Road close to the Wylde Green border. Benefiting from double glazing and electric heating the interiors include a secure entrance and communal hallway. The apartment offers hallway, cloaks cupboard, storage cupboard, lovely generous living room with double glazed window system including patio doors out to the gardens, modern styled high gloss units, two excellent bedrooms and contemporary styled re-fitted shower room. Outside are lovely well tended communal gardens, parking spaces and a garage en-bloc. This really is a lovely property that needs to be viewed to appreciate. EPC rating E. Council Tax Band B.

Access is via A security entrance with communal hallway leading to door number 13

ENTRANCE HALL Electric heater, doors into cloaks cupboard, further door into full height storage cupboard and door into:

LIVING ROOM 18'10" x 10'2" A very generous and well presented lounge and dining room with the benefit of patio style doors out to the grounds, modern style electric heater, contemporary style fire surround with living flame electric decorative fire

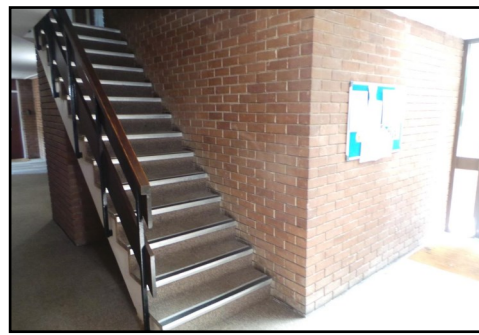
KITCHEN 11'6" x 5'10" Having a modern high gloss fitted kitchen with a range of units to include drawer, base and eye level cupboards, four ring electric hob with extractor over and electric oven under, space and plumbing for washing machine, stainless steel circle sink and drainer, double glazed window to rear, timber effect work surface and mosaic style tiling to splash backs, electric heater, space for fridge/freezer

BEDROOM ONE 13'3" x 10'0" An excellent double bedroom with double glazed window overlooking the grounds, modern style electric heater, door into walk in wardrobe/storage

BEDROOM TWO 9'7" x 6'8" An excellent second bedroom with double glazed window to rear, electric heater and door into built in wardrobe

SHOWER ROOM Having a modern re-fitted shower room with a double sized shower cubicle with fitted shower, close coupled WC, wash hand basin set into vanity unit, stylish grey toned tiling to walls, electric chrome ladder style radiator/towel rail, spotlights to ceiling

GARAGE (please check the suitability of this garage for your own vehicle) Situated en-bloc



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	42 E	
21-38	F		
1-20	G		

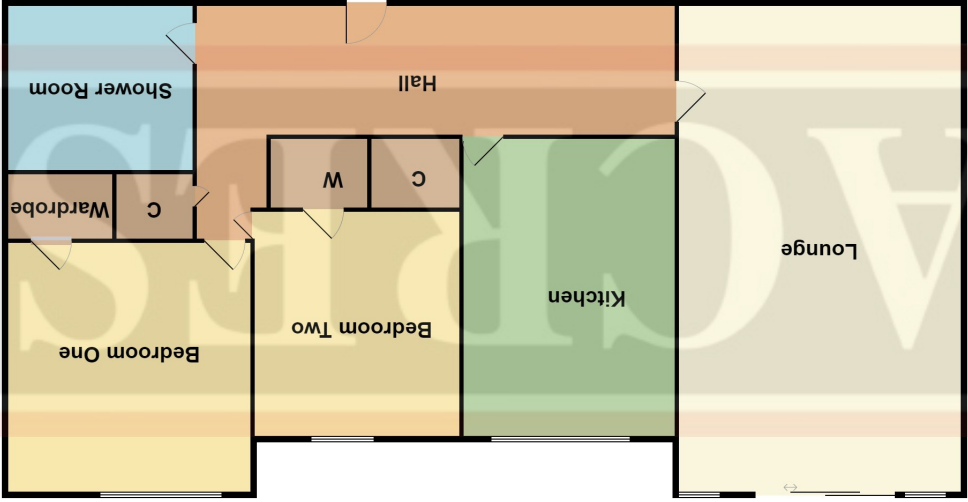
TENURE: We have been informed by the vendors that the property is leasehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 350 5533.

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.