



Alexander Road, Acocks Green, Birmingham B27 6ER

Offers Over £125,000

**\*FOR SALE WITH NO CHAIN\* \*\*129 YEARS LEFT ON LEASE\***

A very well presented and spacious ground floor two bedroom flat benefiting from gas central heating and double glazing, briefly comprising of lounge, fitted kitchen to include built in gas hob and electric oven, two double bedrooms, bathroom with shower over bath and conservatory. The property also benefits from a low maintenance rear garden. There is no upward chain and would make an ideal investment opportunity offering a rental income in the region of £675.00pcm.

### Entrance Porch

Double glazed door to entrance, tiled flooring.

### Hallway

Aluminum double glazed door, tiled flooring, radiator, thermostatic control.

### Living room

15'1" x 12'6" (4.61m x 3.83m)

Wooden door, laminate flooring, 2 x radiators.

### Kitchen

6'5" x 5'8" (1.97m x 1.73m)

Wooden door, Lino tiled flooring, range of fitted units with worktops over, single drainer sink, built-in electric oven and gas hob, double glazed window and door to side.

### Bedroom 1

16'6" x 11'10" (5.05m x 3.63m)

Wooden door, laminate flooring, double glazed bay window to front, radiator.

### Bedroom 2

13'1" x 8'6" (4.01m x 2.60m)

Wooden door, tiled flooring, radiator, x 2 double glazed windows to side.

### Bathroom

Wooden door, tiled floor, radiator, double glazed window to side, bath, wash basin and low level WC.

### Conservatory

10'5" x 8'8" (3.20m x 2.65m)

Double glazed patio doors, tiled flooring, double glazed windows with remote control blinds, x 2 radiators, double glazed patio doors to rear.

### Tenure

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

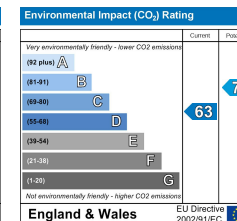
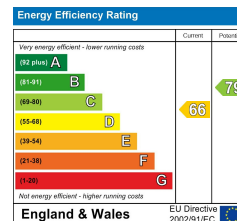
### Viewings

Viewings are strictly by appointment only via Archer Bassett.



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