



AP MORGAN

Vine Lane, Acocks Green, Birmingham
Offers in excess of £210,000

Features:

- **OFFERED WITH NO ONWARD CHAIN**
- New boiler installed
- Driveway with EV charging point
- Two well proportioned bedrooms
- Kitchen/diner with integrated appliances and French doors to garden
- Ground floor WC
- Low maintenance garden with patio and gravelled area
- Walking distance to Acocks Green station and local schools rated Good

Description:

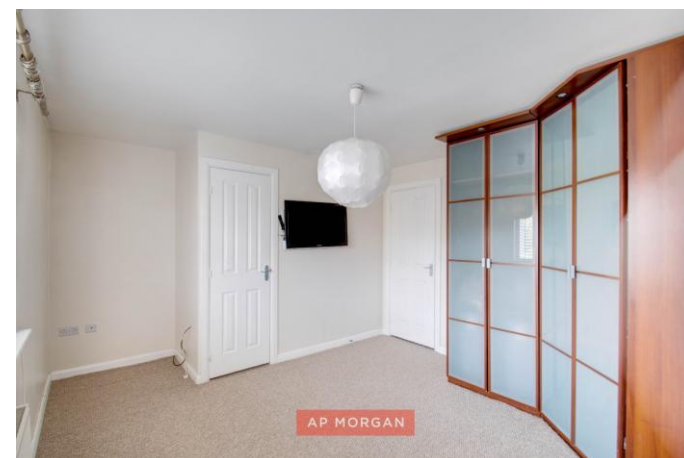
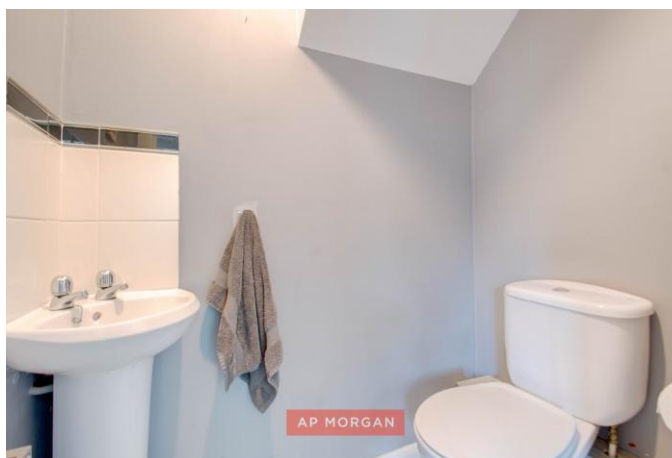
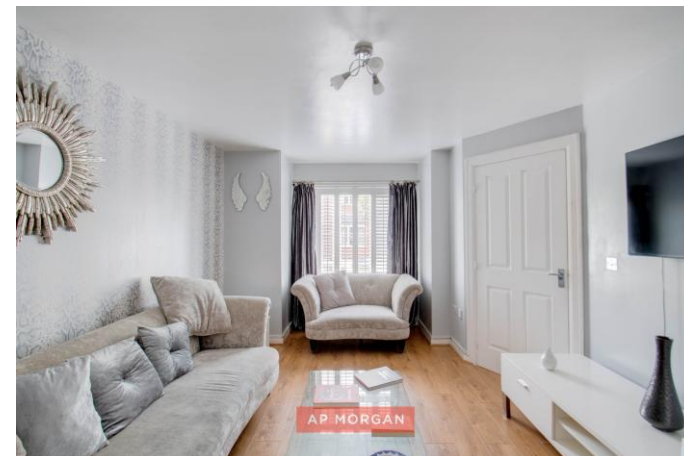
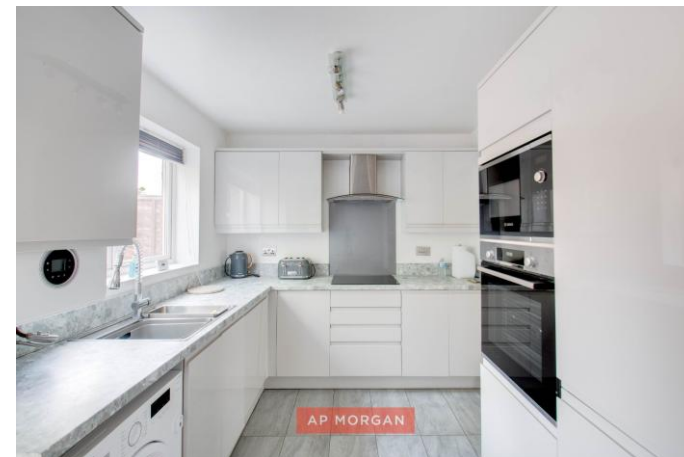
Acocks Green address. Chain free from the outset. A home that lets you move at your own pace.

No onward chain. New boiler. A driveway with its own EV charger waiting for you. This mid terraced home in Acocks Green is the kind of property that lets you get on with moving, rather than waiting on someone else's timeline.

Step through the entrance hall and the layout opens up simply from here. The lounge sits to your right, a large bay window dressed with fitted wooden blinds pulling in plenty of light. Straight ahead, the kitchen/diner gives you space to actually live in it, with an integrated oven, microwave, electric hob and extractor hood, plus room for a dining table if you want to eat in rather than out. French doors lead onto the garden, and there's a ground floor WC tucked just off this space too, useful for guests without them needing to go upstairs.

Upstairs, the landing leads to two bedrooms. The first is a spacious double with enough room to add proper storage without it feeling tight. The second works equally well as a double or a generous single, depending on what you need it to do for you. A shower room completes this floor, and fitted wooden blinds run throughout.

Outside, the garden has been kept low maintenance by design, a patio for the table and chairs, the other half laid to gravel and bordered with shrubbery, so it looks after itself while you get on with everything else.



You're a short walk from Acocks Green station, with direct trains into Birmingham Snow Hill and Moor Street in around 10 minutes, and Warwick Road close by for your everyday shops, cafes and supermarkets. Holy Souls Catholic Primary School is close enough to walk to, rated Good by Ofsted, with Archbishop Ilsley Catholic School a little further on, also rated Good.

Details:

Entrance Hall

Lounge 16'5" x 13'5" (5m x 4.1m) Both Max

Kitchen/Diner 8'3" x 14'3" (2.51m x 4.34m)

WC

Landing

Bedroom One 11'11" x 14'4" (3.63m x 4.37m) Both Max

Bedroom Two 10'5" x 7'8" (3.18m x 2.34m)

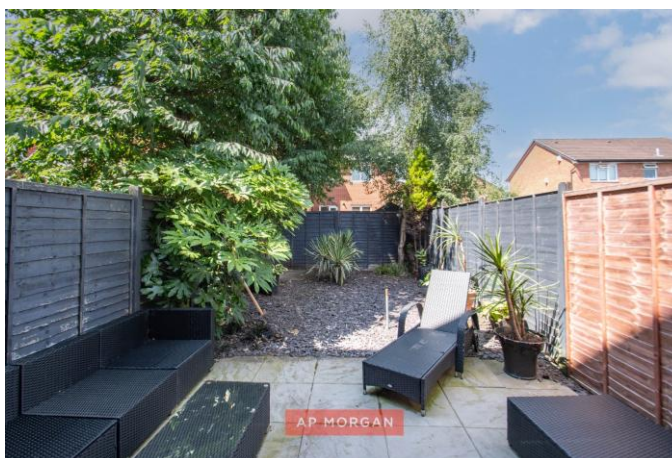
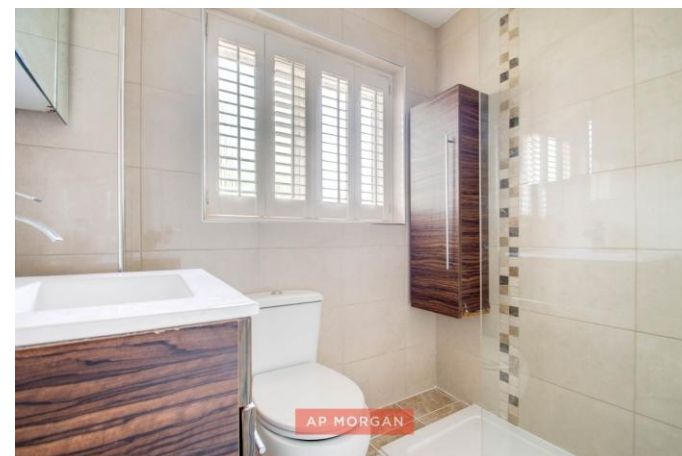
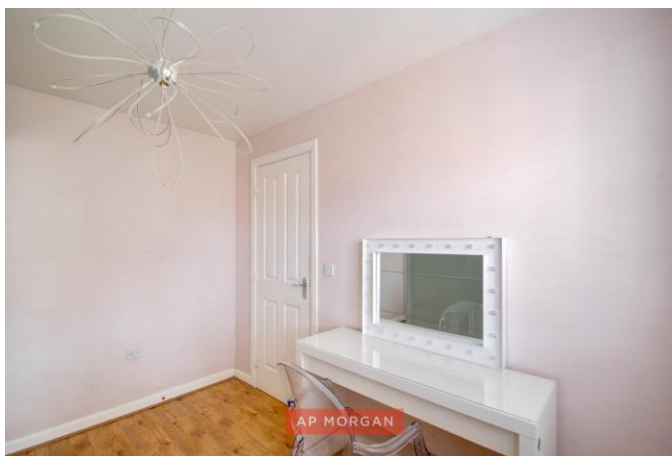
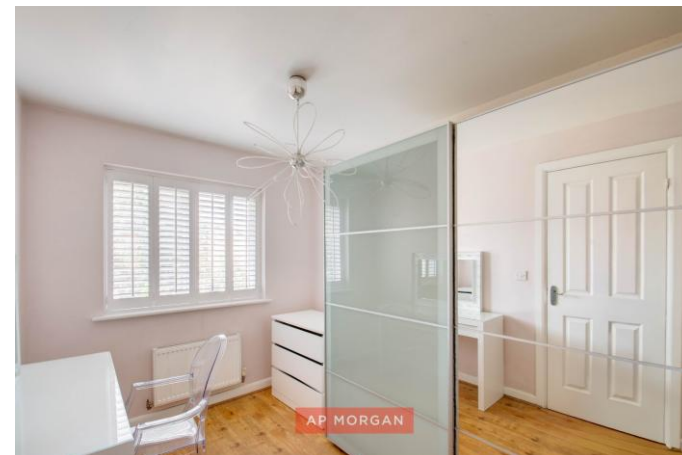
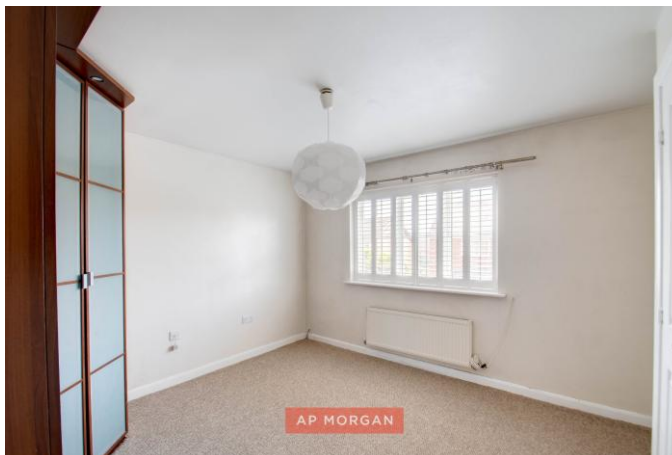
Bathroom 5'5" x 6'5" (1.65m x 1.96m)

EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



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 817 8585, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

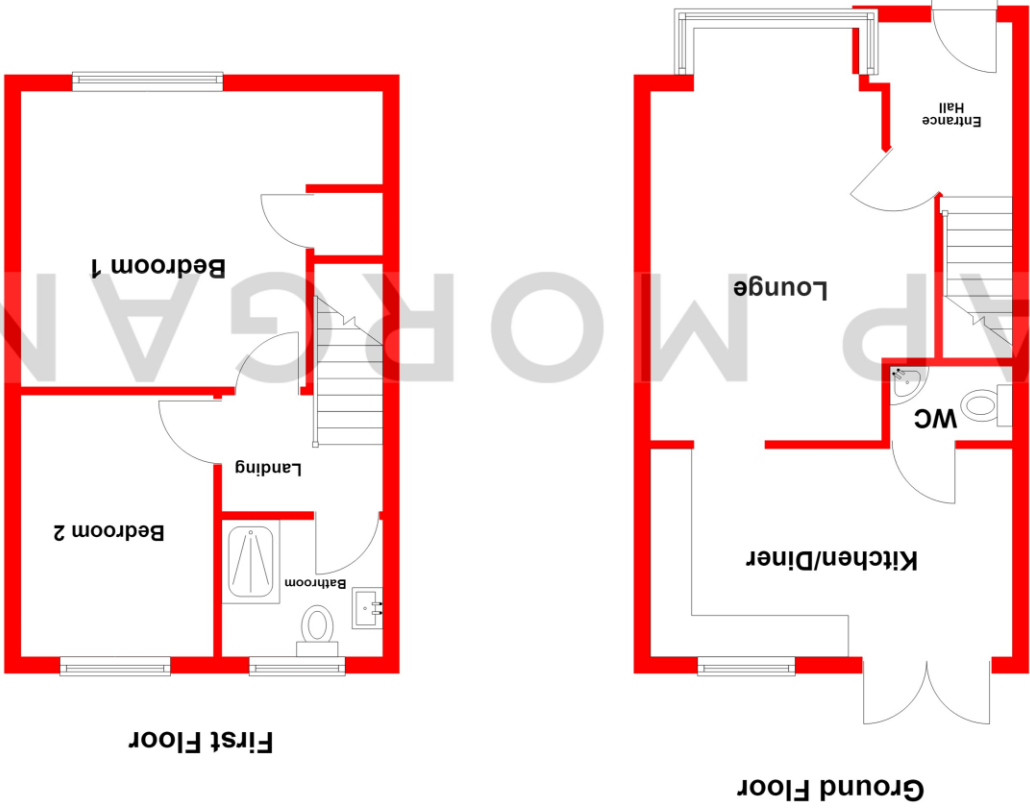
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 62.3 sq. metres (670.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanItP.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.