

Warwick Road, Acocks Green, Birmingham B27 6RA  
£89,950

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LETTINGS AND SALES

**\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE \*\***

**CURRENTLY ACHEIVING AN 8% YIELD WITH RENTAL INCOME OF £7260PA\*\*** A second floor one bedroom flat located in central Acocks Green with excellent access to local amenities and transport links. Briefly comprising of lounge, fitted kitchen to include a range of wall and base units and integrated electric hob and oven. A spacious double bedroom with decorative feature fireplace and part tiled bathroom with electric shower over bath. The property also benefits from having an allocated parking space to the rear behind secure gates.

### Lounge

**16'4" x 10'9" (5.00m x 3.30m)**

Double glazed window to rear, lounge with decorative fireplace and carpet.

### Kitchen

**12'6" x 4'0" (3.80m x 1.22m)**

Double glazed window to rear, kitted kitchen with integrated electric hob and oven.

### Bathroom

**6'11" x 5'7" (2.11m x 1.69m)**

Part tiled bathroom with natural suite to include bath with shower over, w/c and hand wash basin.

### Bedroom

**12'6" x 10'2" (3.80m x 3.09m)**

Double glazed window to rear, spacious double bedroom with carpet and decorative fireplace.

### Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

### Viewings

### **DISCLAIMER**

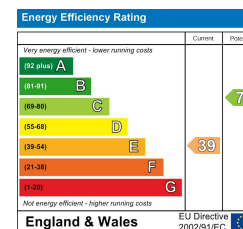
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Viewings are strictly by appointment only via Archer Bassett.



Total area: approx. 35.8 sq. metres (385.0 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.  
Plan produced using PlanUp.



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