



The Avenue, Acocks Green, B27 6NG

Offers Over £120,000

**Hawkins & Patterson**  
ESTATE AGENTS



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## The Avenue, Acocks Green, B27 6NG

Situated in a convenient location for local shops and Acocks Green train station. First floor maisonette with no upward chain. Two bedrooms, bathroom, kitchen/ dining room and lounge. Ideal buy-to-let or first purchase.

Conveniently situated within walking distance of Acocks Green Village 'Green' as know by locals. Offering a wide selection of shops and restaurants. The property is in close proximity to the M42 and M6, making it an ideal location for commuters. The village also benefits from a train station (5 min walk) which connects to Birmingham city centre, Solihull and Warwick and London Marylebone. Birmingham International Airport and the National Exhibition Centre are a short drive away. Solihull Town centre offers an excellent choice of shopping facilities including Touchwood, John Lewis & Waitrose.

Access is gained via a part glazed entrance door to the lower hall with stair to the first floor;

### HALLWAY

Radiator, dado rail and doors to:

### LOUNGE

Double glazed window to front, radiator and Parquet style flooring.

### KITCHEN/ DINING ROOM

Double glazed window to rear, fitted base, wall and drawer units, worktops, sink drainer, plumbing for washing machine, gas cooker point and ample space for dining table.







## **BEDROOM ONE**

Double glazed window to rear and radiator.

## **BEDROOM TWO**

Double glazed window to front and radiator.

## **BATHROOM**

White bathroom suite with WC, pedestal wash basin, panelled bath and electric shower over, tiled walls and flooring. Double glazed window to rear and radiator.

## **STORE ROOM**

Housing the central heating boiler, hanging pegs for coats and ample storage space.

The property is lease with 83 years remaining on the lease. Ground rent is £10 per year. Service Charge £218.00





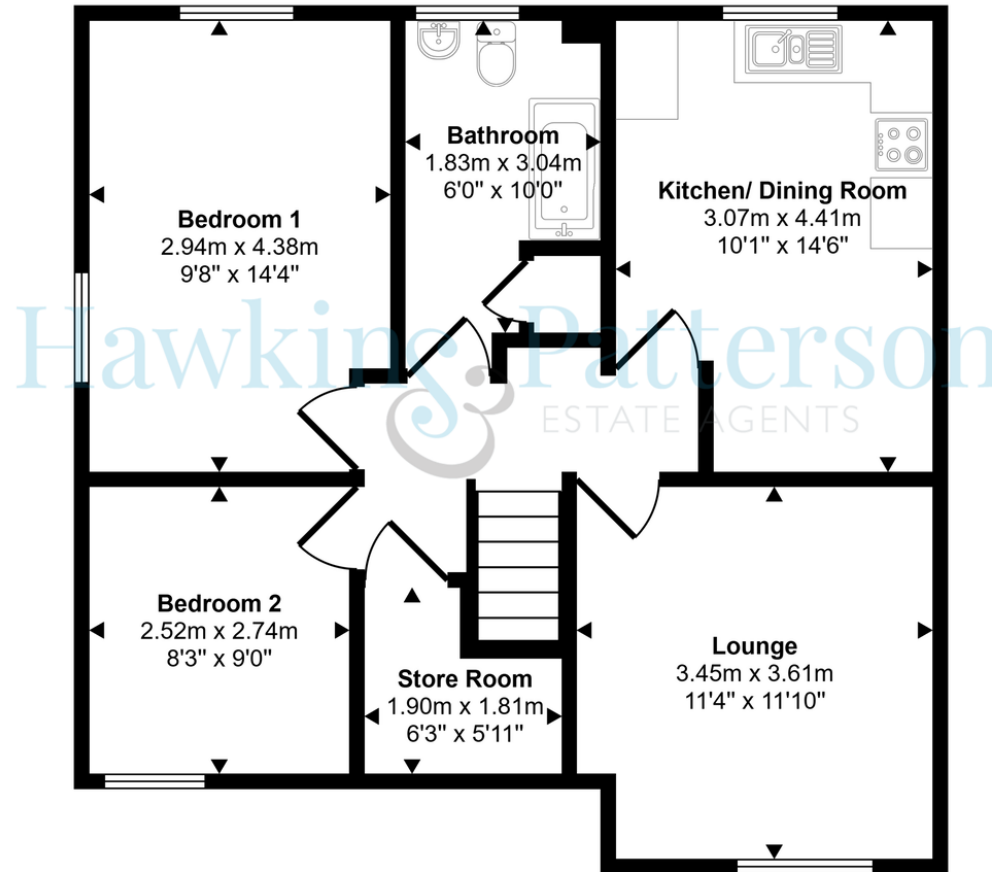


Hawking Patterson

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



Approx Gross Internal Area  
62 sq m / 669 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.