



20 Duckery Wood Walk, Great Barr B43 7DW - Offers in excess of £170,000

- * SECOND FLOOR APARTMENT
- * TWO DOUBLE BEDROOMS
- * OPEN PLAN LOUNGE/DINER
- * MODERN FITTED KITCHEN
- * MAIN FAMILY BATHROOM
- * MASTER BEDROOM WITH EN-SUITE
- * ALLOCATED PARKING X1 SPACE
- * WELL KEPT COMMUNAL GARDENS
- * BENEFITING FROM LIFT WITHIN THE COMMUNAL AREA
- * LONG LEASE / LOW GROUND RENT & SERVICE CHARGE



Acres are delighted to offer for sale this spacious, modern and high spec second floor apartment accessed via staircase or lift access with fantastic communal gardens and access into the nature reserve and offers; two double bedrooms, main with built in wardrobes along with en suite shower room, spacious living / dining room opening into modern fitted kitchen with built in appliances and family modern bathroom along with cloakroom storage cupboard and large cupboard in lounge. This property has allocated parking to the rear & benefits from double glazing and gas central heating (both where specified). Early viewings are essential to appreciate the quality on offer! Hurry before you're too late!

Accessed via communal hallway with lift access leading into;

HALLWAY: 10'2 / 6'10max x 4'5min: Cupboard space, radiator and doors into;

OPEN PLAN LOUNGE/DINER: 16'11max x 8'2min / 16'10max x 6'6min: A great size living/dining area with x2 cupboard space's, radiator, two double glazed windows to front with a fantastic skyline view over Birmingham City Centre and opening into;

FITTED KITCHEN: 9'10 x 7'5: Modern fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer, integrated oven, electric hob with extractor hood over, tiling to splashback and integrated washing machine and fridge freezer.

BEDROOM ONE: 16'1max x 8'7min / 13'2max x 4'4(wardrobe): A great size double bedroom with built in wardrobe system, double glazed window to rear, radiator and door into;

EN-SUITE: 6'3 x 4'11: Shower cubicle, wash hand basin, close couple W.C., radiator and tiling to floor and part walls.

BEDROOM TWO: 16'0max x 9'0min / 9'8max x 3'3min: A further good size double bedroom with built in wardrobe system, double glazed window to front and radiator.

BATHROOM: 6'9 x 6'4: Fitted suite with panelled bath and shower over, wash hand basin, close couple W.C., tiling to floor and part walls and ladder style towel rail/radiator.

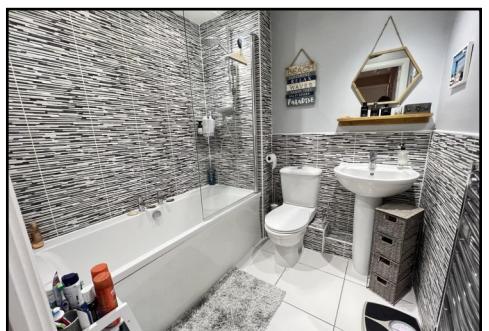
COMMUNAL GARDEN: Well maintained communal gardens for residents only along with great access into the local Nature Reserve.

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

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: C.

VIEWING: Recommended via Acres on 0121 358 6222.

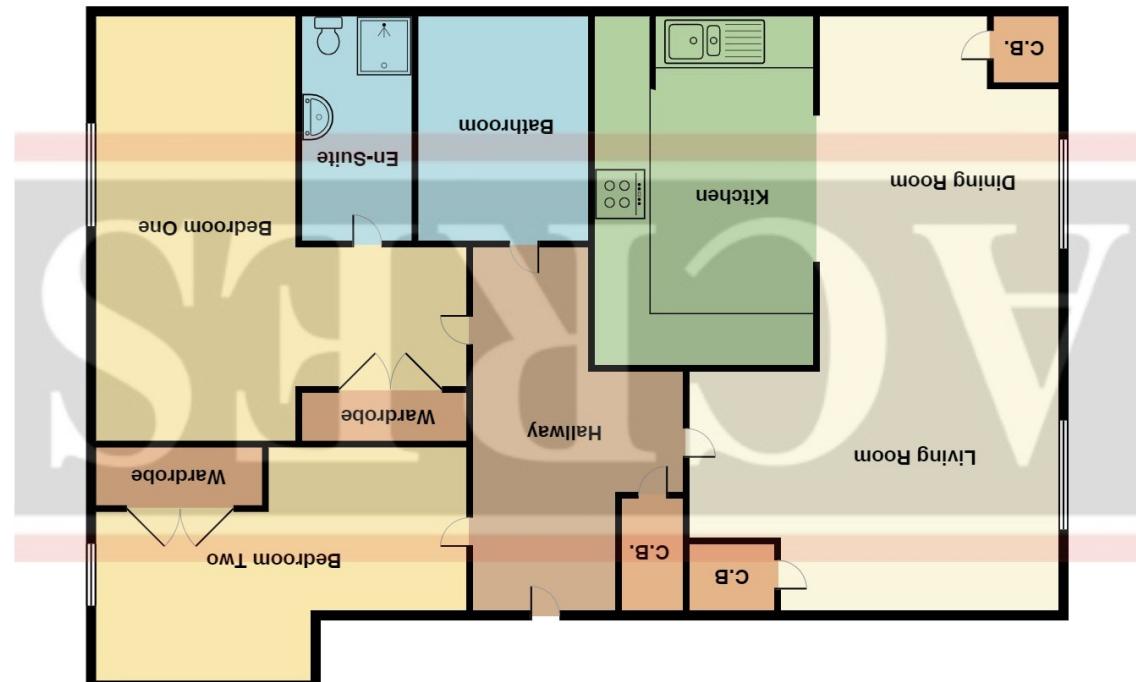


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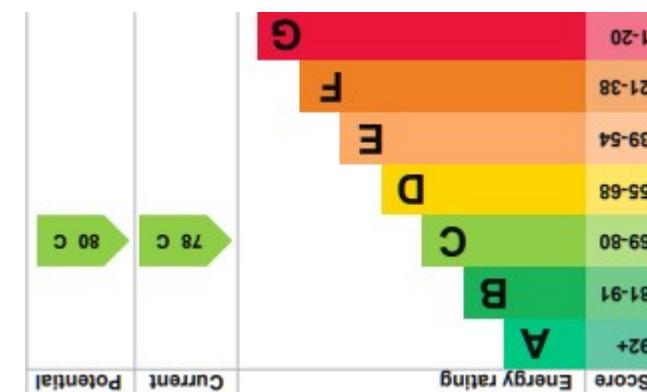
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixtures or services 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.

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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



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