

A yellow oval logo with a green border. Inside, the word "Danes" is written in large green letters, with "melvyn" in smaller green letters above it. Below "Danes", the words "ESTATE AGENTS" are written in smaller green letters.

**melvyn
Danes**
ESTATE AGENTS

A photograph of a two-story brick building with white window frames and a black arched garage door. The building is part of a row of similar houses. A sign above the entrance reads "RACHAEL COURT". The sky is blue with some clouds.

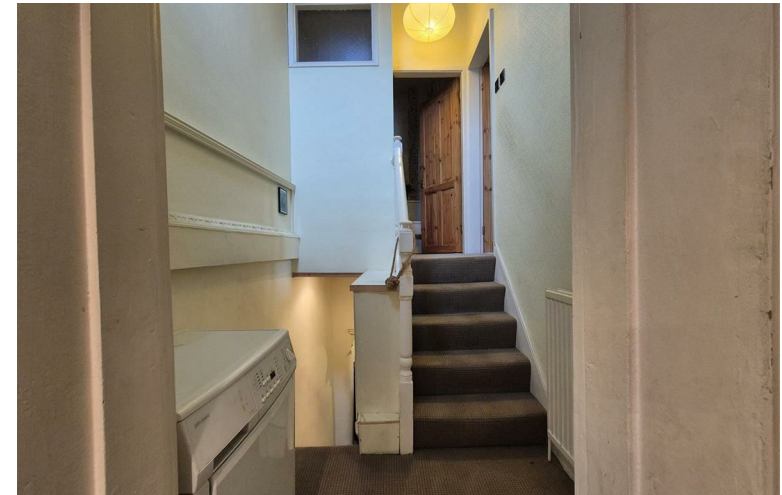
Rachael Court
1077 Warwick Road
£120,000

Description

An opportunity has arisen to purchase this unique, self contained apartment in a converted period building near to the heart of Acocks Green Village and within walking distance to Acocks Green Train Station.

This well presented property briefly comprises entrance hall, split level landing, fitted kitchen, lounge, double bedroom and bathroom.

Also benefiting from central heating, double glazing, allocated off road parking and a communal gardens.



Accommodation

Driveway With Allocated Parking

Entrance Hall

Landing

Fitted Kitchen

10'6 x 7'8 (3.20m x 2.34m)

Bedroom

10'6 x 12'5 (3.20m x 3.78m)

Landing

Lounge

13'9 x 13'11 (4.19m x 4.24m)

Bathroom

5'5 x 8'3 max (1.65m x 2.51m max)

Communal Gardens



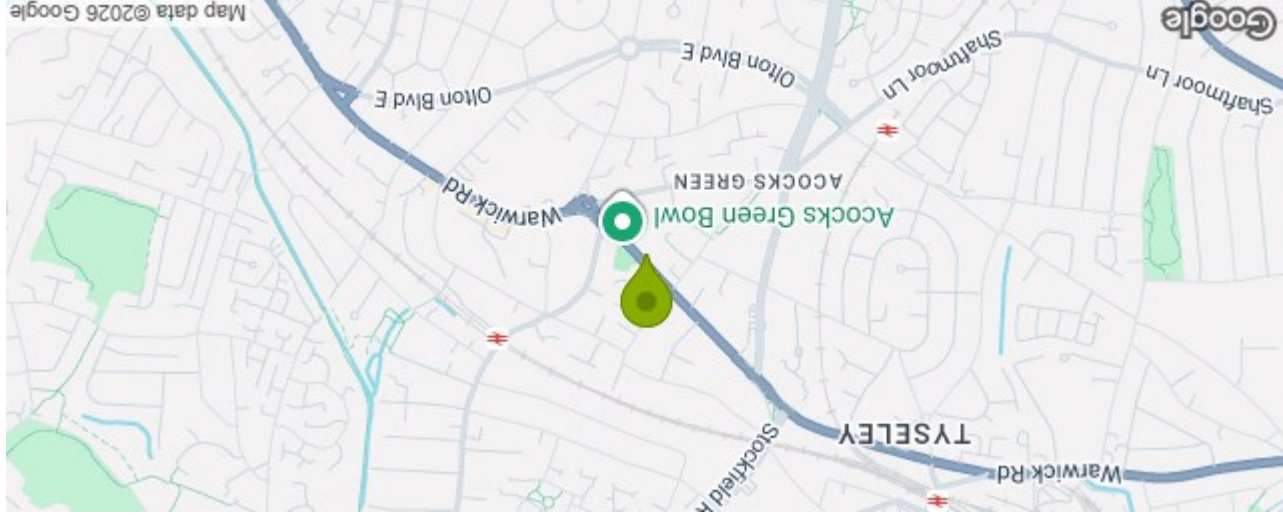
BROADBAND: We understand that the standard broadband download speed at the property is around 17 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property postcode area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 1/02/2026. Actual service availability at the property or speeds received may be different.

VIEWING: By appointment only with the office on the number below.

and do not by these Particulars or otherwise verify or warrant that they are in working order.

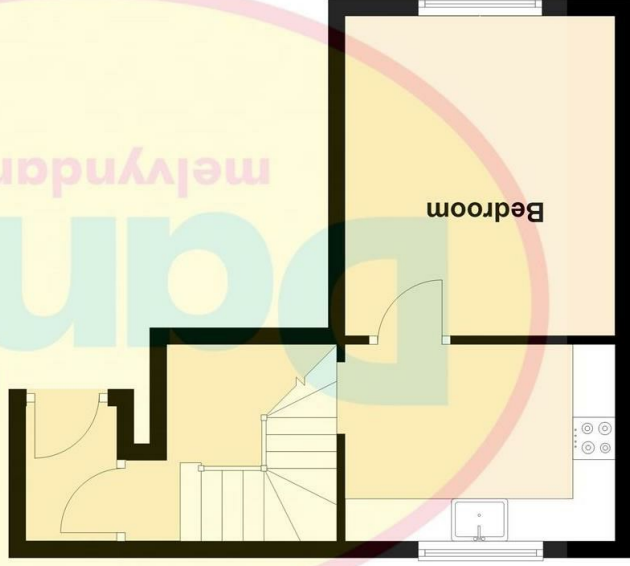
reasonable time, we may have to stop acting for you and we would ask for your cooperation in order that that there will be no delay in a sale. Any purchaser who has accepted a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

obligation to use the services of the recommended provider.

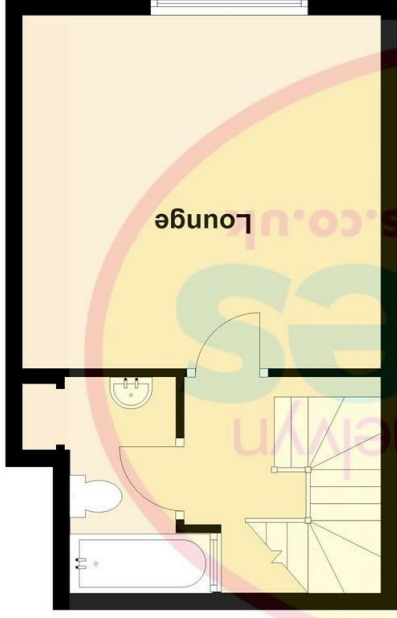


Tel: 0121 742 2123 Email: sheldon@melyndanes.co.uk melyndanes.co.uk

Total area: approx. 55.0 sq. metres (591.6 sq. feet)



Split Level First Floor



Split Level First Floor

England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - higher running costs	
A (92 plus)	G (1-20)	
B (81-91)	F (21-38)	
C (69-80)	E (39-54)	
D (55-68)		
		66
		75
Potential	Current	

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.