



Vine Lane, Acocks Green

50% Shared Ownership £125,000

- 50% SHARED OWNERSHIP
- LOUNGE
- GUEST WC
- EN SUITE SHOWER ROOM
- CENTRAL HEATING & DOUBLE GLAZING
- MODERN TOWNHOUSE
- KITCHEN/DINER
- FOUR BEDROOMS
- BATHROOM
- DRIVEWAY & REAR GARDEN

*****50% SHARED OWNERSHIP***** A modern, four bedroom townhouse on a popular development on the borders of Acocks Green and Olton. This lovely property is a great family home, tucked away in a quiet location and looking out onto the green. Comprising hallway, lounge, kitchen/diner and guest WC to the ground floor. On the upper floors there are four bedrooms, an en suite shower room and a bathroom. Further benefiting from central heating, double glazing, driveway and rear garden.

FRONT

Off road parking via a paved driveway and access to a UPVC double glazed door to:-

HALLWAY

Stairs to the first floor, radiator, laminate flooring, ceiling light point and door to:-

LOUNGE

11'3 max x 16'7 max (3.43m max x 5.05m max)



Double glazed window to the front, radiator, laminate flooring, power and light points and door to:-

KITCHEN/DINER

14'2 x 8'5 (4.32m x 2.57m)



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainage with a mixer tap and tiling to splash prone areas. Fitted electric oven with an inset gas hob and extractor hood over and space and plumbing for other appliances. UPVC double glazed French doors to the rear

garden, double glazed window to the rear, radiator, power and light points and door to:-

GUEST WC

Fitted with a low level flush WC and a guest sink, radiator and ceiling light point

LANDING

Double glazed window to the front, door the airing cupboard housing the hot water tank, stairs to the second floor, power and light points and doors to:-

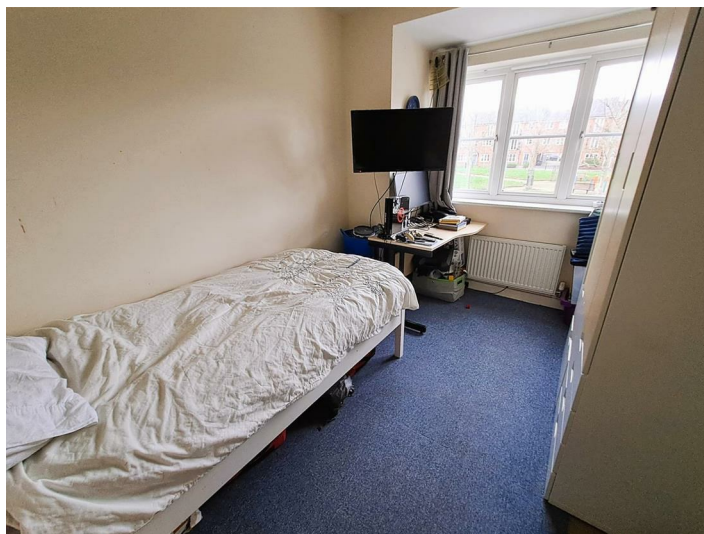
BEDROOM TWO

8'4 x 13'5 (2.54m x 4.09m)

Double glazed window to the rear, radiator, power and light points

BEDROOM THREE

8' x 11'5 (2.44m x 3.48m)



Double glazed window to the front, radiator, power and light points

BATHROOM

5'7 x 6'10 (1.70m x 2.08m)



Fitted with a paneled bath, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, radiator and ceiling light point

SECOND FLOOR LANDING

Loft access, power and light points and doors to:-

BEDROOM ONE

14'4 max x 15'11 max (4.37m max x 4.85m max)



Double glazed French doors onto the Juliet balcony, radiator, power and light points and door to:-

EN SUITE SHOWER ROOM

6'6 x 6'11 (1.98m x 2.11m)



Fitted with a shower cubicle with a mixer shower, pedestal sink and a low level flush WC. Tiling to splash prone areas, opaque double glazed window to the rear, radiator, extractor fan and ceiling light point

BEDROOM FOUR

7'6 x 7' (2.29m x 2.13m)

Double glazed window to the rear, radiator, power and light points

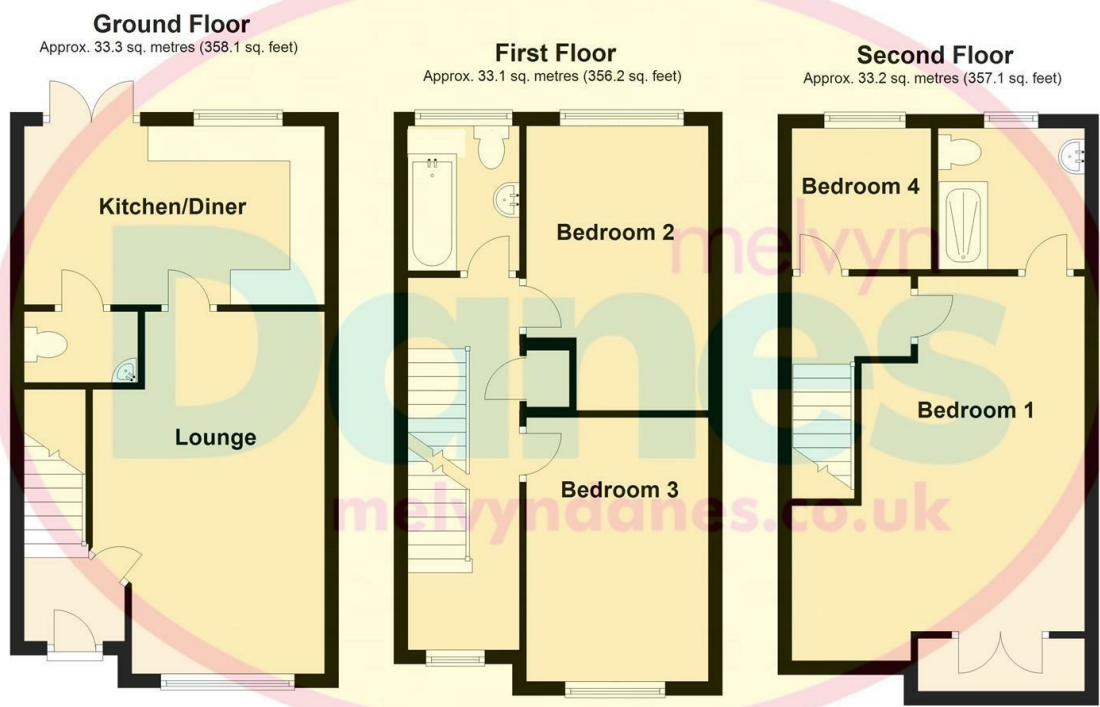
REAR GARDEN



The rear garden is laid to lawn with a patio to the fore and fencing to the perimeters.

FLOOR PLAN

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.



Total area: approx. 99.5 sq. metres (1071.4 sq. feet)

TENURE: We are advised that the property is FREEHOLD

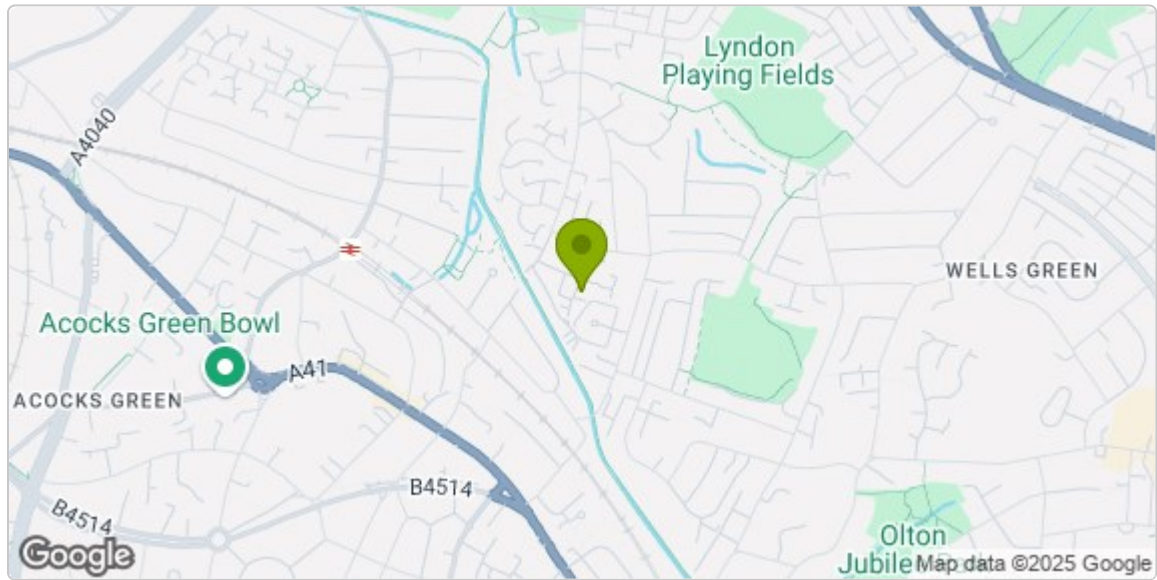
BROADBAND: We understand that the standard broadband download speed at the property is around 16 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 20/12/2024. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 20/12/2024). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external



Full Postal Address:
86 Vine Lane Acocks Green
Birmingham B27 6SY

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	