


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. The foreground is a paved area.

**Rachael Court**  
**1077 Warwick Road**  
**£120,000**

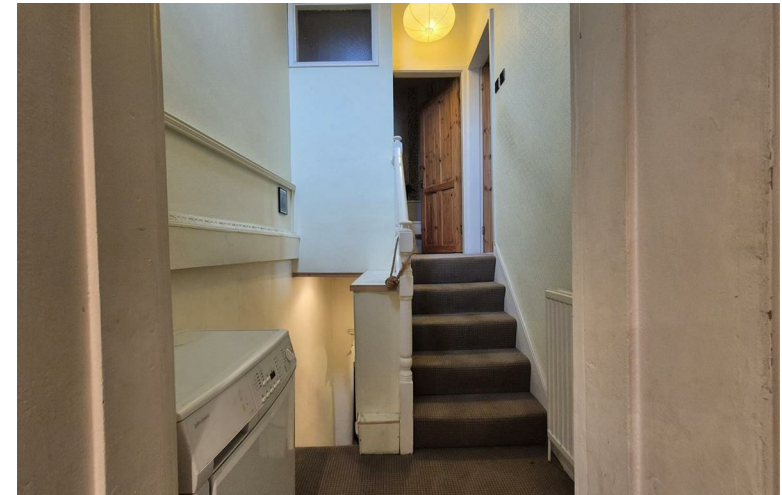


## Description

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**



TENURE: We are advised that the property is LEASEHOLD with SHARE OF FREEHOLD.

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 11/02/2026. Actual service availability at the property or speeds received may be different.

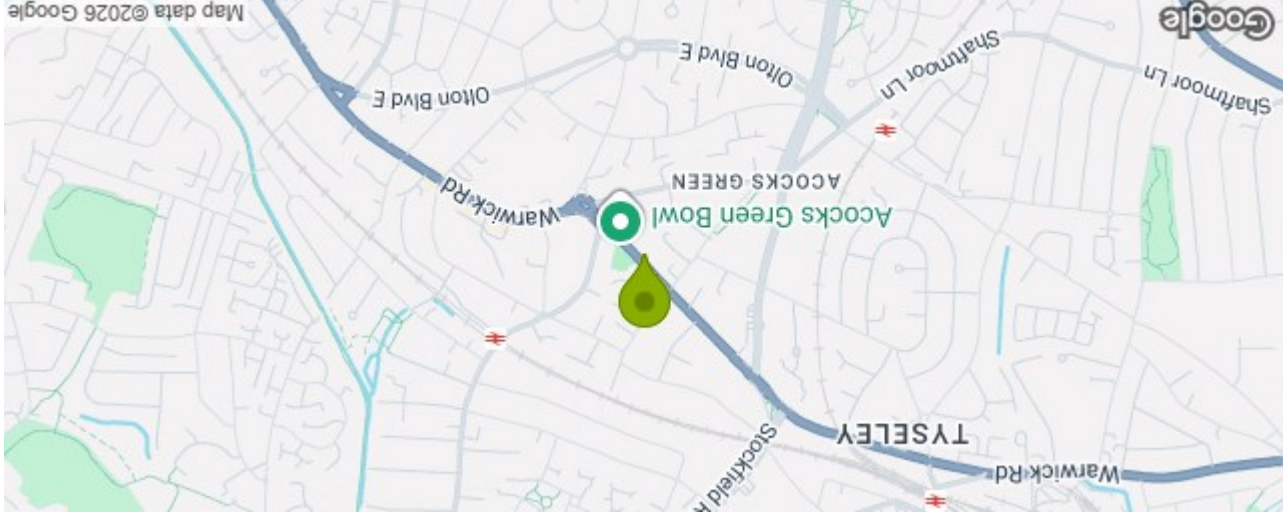
MOBILE: We understand that the property is likely to have current mobile coverage (data taken from checker.ofcom.org.uk on 9/1/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

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.

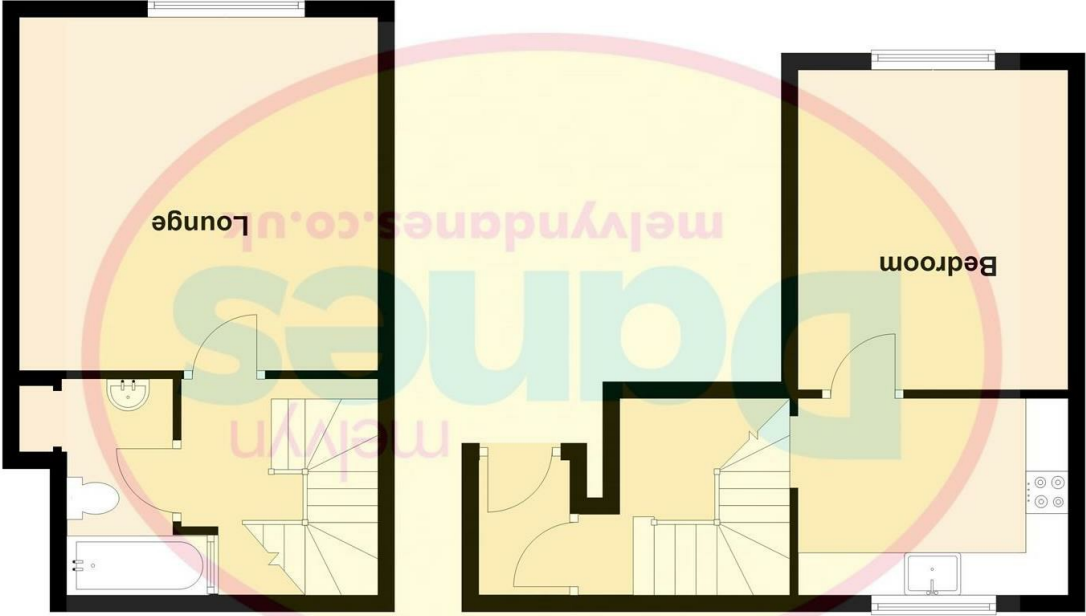
**MONEY LAUNDERING REGULATIONS:** Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your cooperation in order that there will be no delay in agreeing a sale. Any purchaser who has 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.

**REFERRAL FEES:** We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Energy Efficiency Rating		
Council Tax Band: A		
6QT		
Flat 3 Rachael Court 1077 Warwick Road Acocks Green B27		
Energy Efficiency Rating		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current		
Potential		
66		
75		

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



Split Level First Floor  
Approx. 27.0 sq. metres (290.7 sq. feet)

Split Level First Floor  
Approx. 28.0 sq. metres (300.9 sq. feet)

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