

The logo for Melvyn Danes Estate Agents is a bright yellow oval with a green border. Inside the oval, the word "melvyn" is written in a small, green, sans-serif font. Below it, the word "Danes" is written in a large, bold, green, sans-serif font. Underneath "Danes", the words "ESTATE AGENTS" are written in a smaller, green, sans-serif font.

melvyn  
**Danes**  
ESTATE AGENTS

A photograph of a two-story brick house with a balcony and satellite dishes. The house is made of red brick with a dark tiled roof. It has a balcony on the upper floor with a white metal railing. There are several windows with white frames and a set of double doors on the ground floor. Two satellite dishes are mounted on the side wall. The house is surrounded by a green lawn and a blue sky with some clouds.

**Ninfield Road  
Acocks Green  
£110,000**

## Description

A well presented, first floor flat on a popular road in Acocks Green with NO ONWARD CHAIN. This lovely property will make a great first time purchase or buy to let investment and comprises: secure communal entrance, private entrance hall, lounge with a balcony, double bedroom, kitchen and bathroom. Further benefiting from central heating, double glazing and separate storage cupboard on the landing.



## Accommodation

**Secure Communal Entrance**

**Stairs To The First Floor**

**Private Entrance Hall**

16'3 max x 8'11 max (4.95m max x  
2.72m max)

**Lounge With Balcony**

15'1 max x 12'1 (4.60m max x 3.68m)

**Double Bedroom**

10'1 x 12'2 (3.07m x 3.71m)

**Kitchen**

7'5 x 8'1 (2.26m x 2.46m)

**Bathroom**

7'4 x 5'6 (2.24m x 1.68m)

**Storage Cupboard On Landing**

TENURE: We are advised that the property is LEASEHOLD

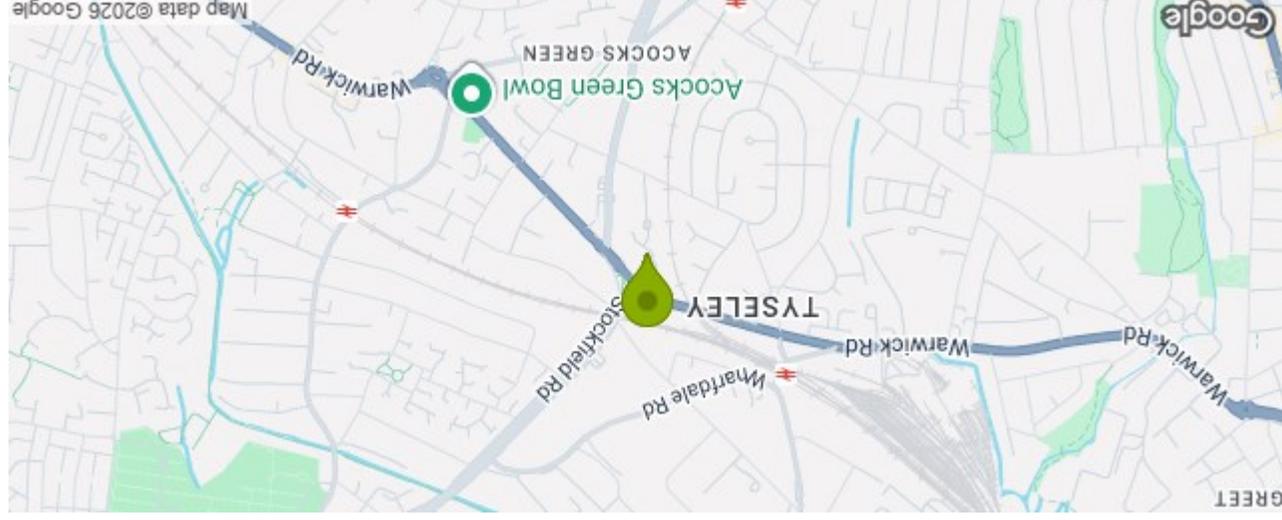
**BROADBAND:** We understand that the standard broadband download speed at the property is around 29 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1800 Mbps. Data taken from checker.ofcom.org.uk on 26/03/2025. Actual service availability at the property or speeds received may be different.

**MOBILE:** We understand that the property has limited current mobile coverage (data taken from checker.ofcom.org.uk on 26/03/2025). 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.

**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 services which review publicly available information on companies and individuals. 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. 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 co-operation in order that there will be no delay in agreeing the sale.



**First Floor**  
Approx. 50.1 sq. metres (538.8 sq. feet)



Total area: approx. 50.1 sq. metres (538.8 sq. feet)

**98 Ninfield Road Acocks Green Birmingham B27 7TS**  
**Council Tax Band: A**

Energy Efficiency Rating	
Potential	67
Current	66

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	

EU Directive 2002/91/EC

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.