



Romford Close, Sheldon

£120,000

- FIRST FLOOR MAISONETTE
- PORCH & HALLWAY
- FITTED KITCHEN
- SHOWER ROOM
- DOUBLE GLAZING
- NO ONWARD CHAIN
- LOUNGE WITH BALCONY
- TWO DOUBLE BEDROOMS
- CENTRAL HEATING
- REAR GARDEN

A well maintained, first floor maisonette on a popular road in Sheldon with no onward chain - CASH BUYERS ONLY DUE TO LOW LEASE. This lovely property would make the perfect downsize or BTL investment and is in a superb location near to a good range of shops, facilities and transport links. Comprising enclosed porch, hallway, landing, lounge with balcony, kitchen, two double bedrooms and shower room. Further benefiting from central heating, double glazing and rear garden.

FRONT

UPVC double glazed door to:-

ENCLOSED PORCH

Double glazed window to the side, tiled floor, ceiling light point and a UPVC opaque double glazed door to:-

HALLWAY

Stairs to the first floor, (stair lift will be left in situ if the buyer would like it) meter cupboard, wall mounted gas heater, fuse box and ceiling light point

LANDING

Loft access, ceiling light point and doors to:-

LOUNGE

12'3 max x 14'9 max (3.73m max x 4.50m max)



UPVC double glazed door to the balcony, double glazed window to the rear, radiator, stone fireplace with an electric fire, power and light points

KITCHEN

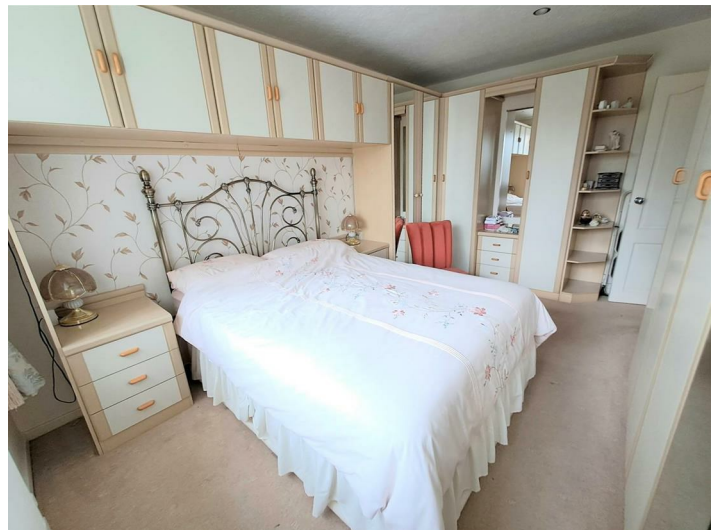
8'11 max x 8' min (2.72m max x 2.44m min)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a sink/drainage with mixer tap and metro style tiling to splash prone areas. Wall mounted boiler, space and plumbing for appliances, double glazed window to the rear, power and light points

BEDROOM ONE

9'11 x 14' (3.02m x 4.27m)



Double glazed window to the front, radiator, fitted wardrobes, drawers and over bed storage, power and light points

BEDROOM TWO

11'4 x 9'10 (3.45m x 3.00m)

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

SHOWER ROOM

7'8 x 5'5 (2.34m x 1.65m)



Fitted with a shower cubicle with a bar shower, vanity sink and a low level flush WC. Tiling to splash prone areas, fitted storage cupboards, two opaque double glazed windows to the side, heated towel rail, tiled floor and ceiling spotlights

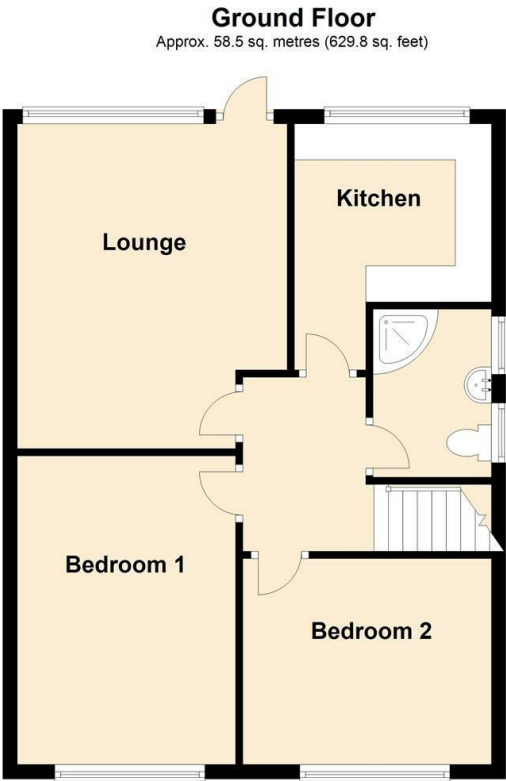
REAR GARDEN



The rear garden is laid to lawn with shrub borders, a timber storage shed and fencing to the perimeters (the rear section belongs to number 56 but the neighbours got on so well that they never put a fence up).

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. 58.5 sq. metres (629.8 sq. feet)

TENURE: We are advised that the property is **LEASEHOLD**

COUNCIL TAX BAND: B

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: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
56 Romford Close Sheldon
Birmingham B26 3TR

Council Tax Band: B

