

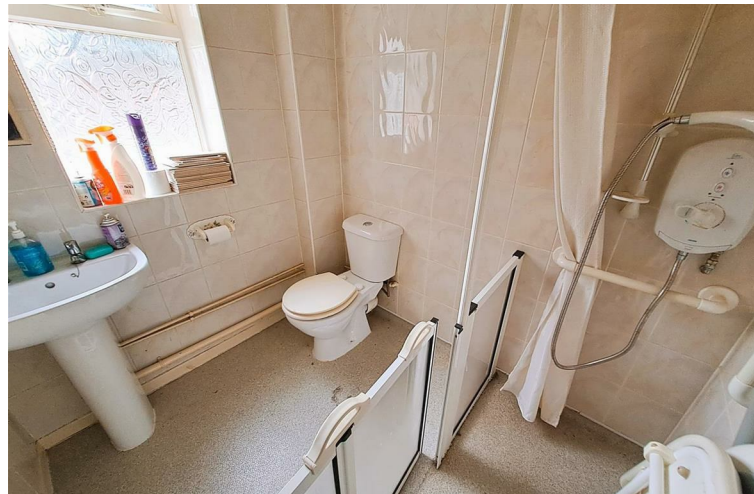


melvyn
Danes
ESTATE AGENTS

The Farriers
Sheldon
£100,000

Description

CASH BUYERS ONLY - LOW LEASE. A ground floor maisonette on a private cul de sac in Sheldon with NO ONWARD CHAIN. This property is a complete blank canvas to make your own and will be a great property for someone looking to downsize. In a superb location, near to a good range of shops, facilities and transport links and comprising: enclosed porch, entrance hall, lounge, kitchen, double bedroom and shower room. Further benefiting from electric storage heating, double glazing, off road parking and communal gardens.



Accommodation

Approach

Located on a private road just off Horse Shoes Lane

Front

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

Enclosed Porch

Storage cupboard and a hardwood glazed door to:-

Entrance Hall

Door to the under stairs storage cupboard, electric storage heater, ceiling light point and doors to:-

Lounge

10'9 min x 15'3 max (3.28m min x 4.65m max)



Double glazed window to the rear, two electric storage heaters, power and light points and door to:-

Kitchen

7'3 x 6'6 (2.21m x 1.98m)



Fitted with a range of eye level, drawer and base units with a work surface over incorporating a stainless steel sink/drainage and tiling to splash prone areas. Space and plumbing for appliances, double glazed window to the front, power and light points



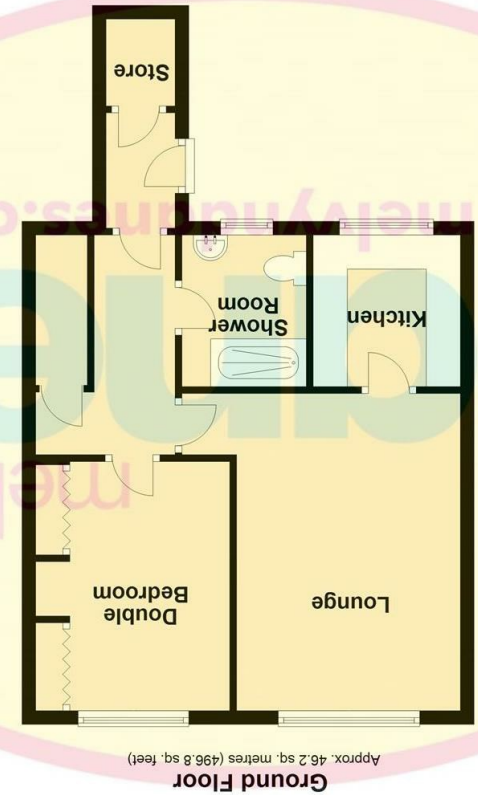
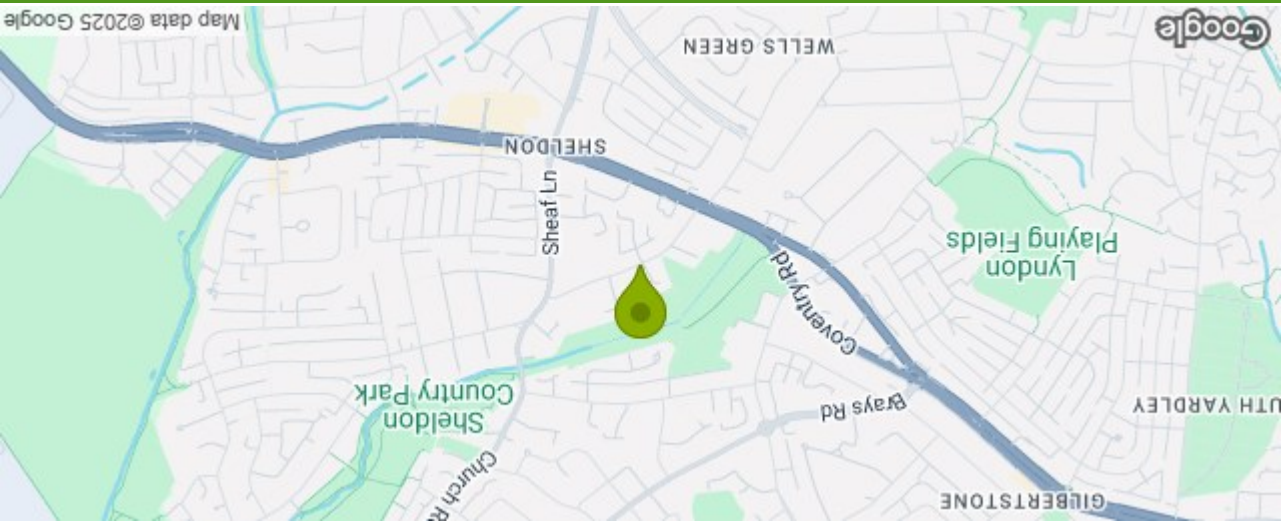
TENURE: We are advised that the property is LEASEHOLD

COUNCIL TAX BAND: B

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

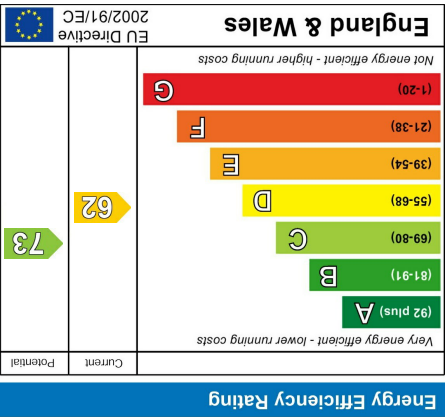
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact 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.



Total area: approx. 46.2 sq. metres (496.8 sq. feet)

8 The Farriers Sheldon Birmingham B26 3HG Council Tax Band: B



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.