



116 Campbells Green, Sheldon, B26 3HB

Offers over £100,000

Investment opportunity - CASH BUYERS only due to a lower lease - No onward chain - Ground floor maisonette - Great location for shops, facilities and transport links - Porch - Entrance hall - Lounge - Conservatory - Kitchen - Two bedrooms - Bathroom - Central heating - Double glazing - Gardens to the front and rear - Garage en bloc - Internal viewings are still allowed.

Front Garden

The front garden is laid to lawn with a path leading to an opaque double glazed door to:-

Enclosed Porch

Tiled floor, power and light points and a further opaque double glazed door to:-

Entrance Hall

Door to the under stairs storage cupboard, further storage cupboard, radiator, laminate flooring, power and light points and doors to:-

Lounge 10'11 max x 15'10 to bay (3.33m max x 4.83m to bay)



Double glazed bow window to the front, electric fire with a wooden surround, marble back and hearth, laminate flooring, power and light points

Kitchen 10'5 max x 9'8 max (3.18m max x 2.95m max)



Fitted with a range of eye level, drawer and base units

with a work surface over incorporating a stainless steel sink/drainers with mixer tap and tiling to splash prone areas. Space and plumbing for appliances, double glazed window to the rear, tiled floor, power and light points

Bedroom One 8' to wardrobes x 13' (2.44m to wardrobes x 3.96m)



Radiator, fitted wardrobes, laminate flooring, power and light points and double glazed patio doors to:-

Conservatory 9'3 max x 7'3 max (2.82m max x 2.21m max)

Double glazed door to the rear garden, double glazed windows to the rear and side, tiled floor and ceiling light point

Bedroom Two 6'1 x 11'4 (1.85m x 3.45m)

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

Bathroom 6'3 x 5'4 (1.91m x 1.63m)



Fitted with a white suite comprising walk in bath with a shower attachment, vanity sink and low level flush WC. Tiling to a full height throughout, tiled floor, opaque double glazed window to the side and ceiling light point

Rear Garden



The rear garden is paved for ease of maintenance with a fence to the perimeter, timber storage shed and gated side access.

Tenure - Leasehold

We are advised that the property is leasehold with a remaining term of 39 years. We have not been able to verify this with the seller's legal representative and any interested party should obtain verification through their legal representative.

Nearby Schools

The following schools are local to the property; St Thomas

More Catholic School, Stanville Primary School, Lyndon Green Infant and Junior School, King Edward VI Sheldon Heath Academy, Cockshut Hill Technology and Lyndon School.

Viewing

By appointment only please with the Sheldon office.

Property to Sell?

If in order to purchase this property you wish to sell your existing home, please do not hesitate to contact Sam Livingstone on 0121 742 2123 who would be pleased to discuss its current market value, our fees and services with you.

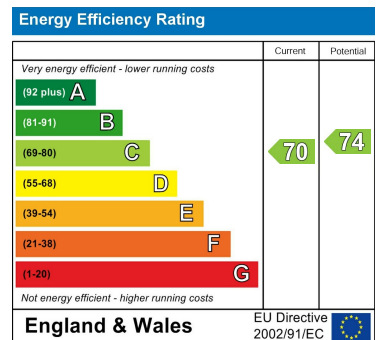
Floor Plan



Area Map



Energy Efficiency Graph



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